



Post Approval

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Yes

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Post Approval Details

Project:

Meadowbank E&E Precinct Schools Project - SSD-9343-PA-64

Name of Document

Response to Independent Audit No.4

Related matter

Monitoring Report

Type of Document Lodgement

New Document

Description of the document and reason for submission / Overview of changes made to existing documents

I refer to Schools at the Meadowbank Education and Employment Precinct (SMEEP) approved on the 21 May 2020.

In accordance, with condition C40 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

? Schools at the Meadowbank Education and Employment Precinct – SSD 9343:
Independent Audit No. 4 – Audit Report, WolfPeak, Derek Low, 15 July 2022, Revision 2.0.

As per the requirements of Condition C41 which outlines the need to meet the specific requirements in the Independent Audit: Post Approval Requirements, the following attachments are submitted to the Department as a response to the Independent Audit Report.

? Attachment A - Response to Independent Audit non-compliances
? Attachment B - Response to Independent Audit recommendations
? Attachment C – 220715 Wolfpeak – Independent Audit Report No. 4

Please accept this letter as notification that the audit report and response will be made publicly available within 60 days

Applicable Conditions

Schedule	Condition
2	C40
2	C41

Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?

No

Attachment of Post Approval application

File Name	Category
220721 - PLAN AUTH - SMEEP - Submission of Independent Audit 04 Conditions C41 and C42 \$28002\$29.pdf	Post Approval Document
Attachment C Wolfpeak - Independent Audit Report No.4 dated 15 July 2020.pdf	Post Approval Document

Michael Cassel
Planning Secretary
Department of Planning, Industry and Environment
12 Darcy street
Parramatta NSW 2150

25 July 2022

Attn: Shiraz Ahmed

Dear Mr Cassel,

Schools at the Meadowbank Education and Employment Precinct and SSD Number: 9343 - Submission of a response to an Independent Audit Report in accordance with Condition C41 and C42

I refer to Schools at the Meadowbank Education and Employment Precinct (SMEEP) approved on the 21 May 2020.

In accordance, with condition C40 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

- Schools at the Meadowbank Education and Employment Precinct – SSD 9343: *Independent Audit No. 4 – Audit Report, WolfPeak, Derek Low, 15 July 2022, Revision 2.0.*

As per the requirements of Condition C41 which outlines the need to meet the specific requirements in the Independent Audit: Post Approval Requirements, the following attachments are submitted to the Department as a response to the Independent Audit Report.

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- Attachment B - Response to Independent Audit recommendations
- Attachment C – 220715 Wolfpeak – Independent Audit Report No. 4

Please accept this letter as notification that the audit report and response will be made publicly available within 60 days if this submission in accordance with condition C42.

Yours sincerely



Michael Kavanagh
Senior Project Director
Schools Infrastructure NSW

Attachment A – Response to Independent Audit non-compliances (Section 4 & Appendix A of the IA Report)

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of Actions
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Non-compliance: A non-compliance notification was issued for the lateness of the fourth Independent Audit. This notice was not provided in 7 days. Further, the auditees were aware of OOHW occurring on 06/04/22 without the required approvals being in place or notifications having been provided, therefore breaching C3/C5/C6. This was not reported within 7 days of becoming aware of the non-compliance.	Ensure any future non-compliance notifications are reported to the Planning Secretary within 7 days after the identification of any non-compliance.	DoE understood that a further (fourth) construction Audit was not required in line with Condition C41, due to construction completion on the 17 March 2022. However, after further consultation with DPE, it was confirmed on the 3 May 2022 that this Audit was required. As such, the DoE notified DPE of the non-conformance with A26 and arranged for a fourth Independent Audit to be undertaken. DoE will ensure any future non-compliance notifications are reported to the Planning Secretary within 7 days after the identification of any non-compliance.	SINSW issued a letter to DPE on the 23 May 2022 notifying of the Non-Compliance associated with Condition A26 and A27. This was acknowledged by DPE on the 9 June 2022.
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) Between 7am and 6pm, Mondays to Fridays inclusive; and (b) Between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays.	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5 and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	Ensure any future works are undertaken in line with the approved working hours.	DoE will work with the Contractor to ensure any future works are undertaken in line with the approved working hours, unless prior approval is granted by the Planning Secretary, as per Condition C5(d) under MOD 4.	SINSW issued a letter to DPE on the 1 June 2022 notifying of the Non-Compliance associated with Condition C3 and C13. Further information was requested by DPE, and this was issued on the 20 June 2022.
C5	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers. (d) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works or to provide alignment to other approvals associated with the development such as a Section 138 Roads Act 1993 approval.	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5 and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	Ensure any future works are undertaken in line with the approved working hours.	DoE will work with the Contractor to ensure any future works are undertaken in line with the approved working hours, unless prior approval is granted by the Planning Secretary, as per Condition C5(d) under MOD 4.	SINSW issued a letter to DPE on the 1 June 2022 notifying of the Non-Compliance associated with Condition C3 and C13. Further information was requested by DPE, and this was issued on the 20 June 2022.
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken. The OOHW did not have approval from the planning secretary as per C3(d), did not satisfy the requirements of C5, and were not notified to	Ensure notification to affected residents is issued for any future works that have occurred outside of the approved hours	DoE will work with the Contractor to ensure notification is issued to affected residents where works have occurred outside of the	SINSW issued a letter to DPE on the 1 June 2022 notifying of the Non-Compliance associated with Condition C3

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of Actions
	undertaking the activities or as soon as is practical afterwards.	potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	prior to the works or as soon as is practical afterwards.	approved hours either prior to the works or as soon as is practical afterwards.	and C13. Further information was requested by DPE, and this was issued on the 20 June 2022.
C40	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	Non-compliance: According to the IAPAR the fourth Independent Audit site inspection for the construction period (including public domain works) was due on 20/04/22. The fourth Independent Audit site inspection did not occur until 26/05/22.	Undertake the Independent Audits in line with the requirements under C40 (every six months).	DoE understood that a further (fourth) construction Audit was not required in line with Condition C41, due to construction completion on the 17 March 2022. However, after further consultation with DPE, it was confirmed on the 3 May 2022 that this Audit was required. As such, the DoE notified DPE of the non-conformance with A26 and arranged for a fourth Independent Audit to be undertaken. DoE will ensure any future Independent Audits are undertaken in line with the requirements of C4 (every six months).	SINSW issued a letter to DPE on the 23 May 2022 notifying of the Non-Compliance with Condition C40 and late reporting under Condition A26. This was acknowledged by DPE on the 9 June 2022.



Attachment B – Response to Independent Audit Corrective action requests and observations (Section 3.2.3, Section 4 & Appendix A)

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of actions
B22	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	<p>CoC B22 requires that prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table within B24 must be retired to offset the residual biodiversity impacts of the development.</p> <p>Observation: The arborist recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements.</p>	<p>Raise this matter with the Department to confirm that the ecologist advice is correct, given that the increased impact is as a result of (at least in part) construction. Follow the Department on their requirements.</p> <p>In the auditees response to the findings, they state that the following evidence would be collated and issued to Department prior to 31/12/2021.</p>	SINSW will work with the Contractor, Roberts Co, to issue the necessary documents are issued to the Department to confirm the ecologist's advice regarding removal of trees will not affect the offset requirements.	<p>The Contractor has collated the following documents</p> <ol style="list-style-type: none"> 1. <i>Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</i> 2. <i>Arborist Report – by Earthscape Horticultural Services dated 18/08/2021</i> <p>These documents will be issued to the Department prior to the 22/07/2022.</p>
C19	<p>For the duration of the construction works:</p> <ol style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision 	<p>CoC C19 requires that for the duration of the construction works:</p> <ol style="list-style-type: none"> (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services; and (d) 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. <p>Note these findings relate to the same issue as that identified for Coc B22 (IA3_3) Observation: The arborist has periodically inspected the works and had not raised any</p>	<p>Obtain formal written advice from the Project ecologist on the implications of the removal of the subject trees.</p> <p>Implement the advice from the Project ecologist and arborists where this is not in conflict with the terms of the consent.</p>	SINSW will work with the Contractor, Roberts Co, to obtain the necessary advice from the Project ecologist to confirm the implications of the removal of the subject trees.	<p>The Contractor has collated the following documents</p> <ol style="list-style-type: none"> 1. <i>Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</i> 2. <i>Arborist Report – by Earthscape Horticultural Services dated 18/08/2021</i> <p>These documents will be issued to the Department prior to the 22/07/2022.</p>

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of actions
	<p>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.</p>	<p>material contraventions of Tree Protection Zones in their inspection reports. However, the arborist has recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements under B22 – B24.</p>			



INDEPENDENT AUDIT NO. 4 – AUDIT REPORT



SCHOOLS AT THE MEADOWBANK EDUCATION AND
EMPLOYMENT PRECINCT – SSD 9343

JUNE 2022

Authorisation

Author Name:	Derek Low	Reviewer / Approver:	Steve Fermio
Position:	Principal Auditor	Position:	Principal Auditor
Signature:		Signature:	
Date:	15/07/22	Date:	15/07/22

Document Revision History

Revision	Date	Details
1.0	04/07/22	For issue
2.0	15/07/22	Final

Report Name: Schools at the Meadowbank Education and Employment Precinct – SSD 9343 - Independent Audit No. 4 – Audit Report

Project No.: 494

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School Infrastructure NSW

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EXECUTIVE SUMMARY

School Infrastructure NSW (SINSW) is responsible for the delivery of the Schools at the Meadowbank Education and Employment Precinct (the Project) to accommodate up to 1000 primary school students, 1500 secondary school students and a further 120 intensive English centre students on the former TAFE grounds at Meadowbank NSW. The Project includes:

- A multi-level, multi-purpose, integrated school building with a primary school wing and high school wing
- The school building is connected by a centralised library that is embedded into the landscape
- Associated site landscaping and public domain improvements
- An on-site car park for 60 parking spaces; and
- Construction of ancillary infrastructure and utilities as required.

An application to construct and operate the Project (State Significant Development 9343) was approved by the Department of Planning Industry and Environment (the Department) on 21 May 2020.

Conditions of Consent (CoC) C37 – C43 of Schedule 2 of SSD 9343 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

The objective of this Independent Audit is to satisfy SSD 9343 Schedule 2, CoC C40. CoC C40 states: '*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements*'.

This Audit Report presents the findings from the fourth Independent Audit, covering the period from November 2021 to May 2022 inclusive. The Independent Audit was completed to satisfy the requirements of CoC C40 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

Works undertaken during the audit period include completion of services and fit out of the north wing and south wing towers, landscaping and the majority of the public domain works. Hermitage Road Shared User Path and a crossing on Mellor Street have yet to be constructed.

Compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings. In summary:

- With respect to the status of findings and recommended actions from the third Independent Audit:

- Two findings are considered by the Auditor to still be open. These relate to confirming the Departments expectations regarding offsets following the die-off of two trees on site.
- With respect to findings from the fourth Independent Audit:
 - There were 191 CoCs assessed.
 - Five (5) non-compliances were identified. These relate to notifications of non-compliances, Out of Hours Works (OOHW) and the timing of this (fourth) Independent Audit.
 - Three (3) observations were identified. These relate to complaints and implementation of the CEMP, disposal of waste and completion of public domain works.

The Auditor notes that there are ongoing discussions with Council on the completion of public domain works (including closing out defects identified in Council's conditional compliance certificate, review of lighting on See Street and McPherson Street, and completion of the Hermitage Road shared user path and pedestrian crossing at Mellor Street). In summary it is the Auditor's opinion that the Project team is working positively with Council, but work is still required before the public domain works can be considered complete.

At the time of writing this Audit Report, 24 complaints had been received relating to the Project during the audit period. The complaints relate to parking and traffic management, noise, worker behavior and the like, as well as complaints about design and operations. Each of the complaints were investigated by the Project team and all but two were considered closed by SINSW. The two open complaints relate to removal of parking to make way for the bus zones and future disruptions to business during planned Hermitage Road public domain works. The Auditor considers the management of the complaints to be adequate.

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

1. INTRODUCTION

1.1 Project overview

School Infrastructure NSW (SINSW) is responsible for the delivery of the Schools at the Meadowbank Education and Employment Precinct (the Project). The Project will cater for 1000 primary school students, 1500 secondary school students and a further 120 intensive English centre students on the former TAFE grounds at Meadowbank NSW. The Project layout is provided in Figure 1 and includes:

- A multi-level, multi-purpose, integrated school building with a primary school wing and high school wing
- The school building is connected by a centralised library that is embedded into the landscape. The school building contains:
 - Collaborative general and specialist learning hubs, with a combination of enclosed and open spaces
 - Adaptable classroom home bases
 - Four level central library, with primary school library located on ground floor and high school library on levels 1 to 3
 - Laboratories and workshops
 - Staff workplaces
 - Canteens
 - Indoor gymnasium
 - Multipurpose communal hall
 - Outdoor learning, play and recreational areas (both covered and uncovered)
- Associated site landscaping and public domain improvements
- An on-site car park for 60 parking spaces; and
- Construction of ancillary infrastructure and utilities as required.



Figure 1: Project layout (Project EIS, Urbis, 2019)

An application to construct and operate the Project (State Significant Development 9343) was approved by the Department of Planning and Environment (the Department) on 21 May 2020. The consent has been modified on three occasions:

- Modification 1 (MOD-1), approved 13 July 2020, corrected an error in the number and type of ecosystem credits to be retired to offset the residual biodiversity impacts of the development.
- Modification 2 (MOD-2), approved 22 December 2020, updated condition A2 to include updated and amended architectural and landscape drawings to reflect minor design refinements.
- Modification 4 (MOD-4) approved 12 April 2022, amended conditions associated with public domain works.

One additional modification application was lodged but later withdrawn prior to its determination.

Colliers have been engaged as the Project Managers on the Project and as the representatives for SINSW. Roberts Co (Roberts) are the principal contractor undertaking the works. Construction works began on 24 August 2020. Works undertaken during the audit period include completion of services and fit out of the north wing and south wing towers, landscaping and the majority of the public domain works. Hermitage Road Shared User Path and a crossing on Mellor Street have yet to be constructed.

1.2 Approval requirements

Conditions of Consent (CoC) C37 – C43 of Schedule 2 of SSD 9343 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements 2020* (IAPAR).

1.3 The audit team

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

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

Approval of the Audit Team was provided by the Department on 28 September 2020. The approval is presented in Appendix B.

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9343 Schedule 2, CoC C40. CoC C40 states:

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

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

This Independent Audit seeks to fulfill the requirements of CoC C40, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Independent Audit relates to the Project works from November 2021 to May 2022 inclusive.

The scope of the Independent Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee (if there is one for the Project), on the environmental performance of the project during the audit period
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and

- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

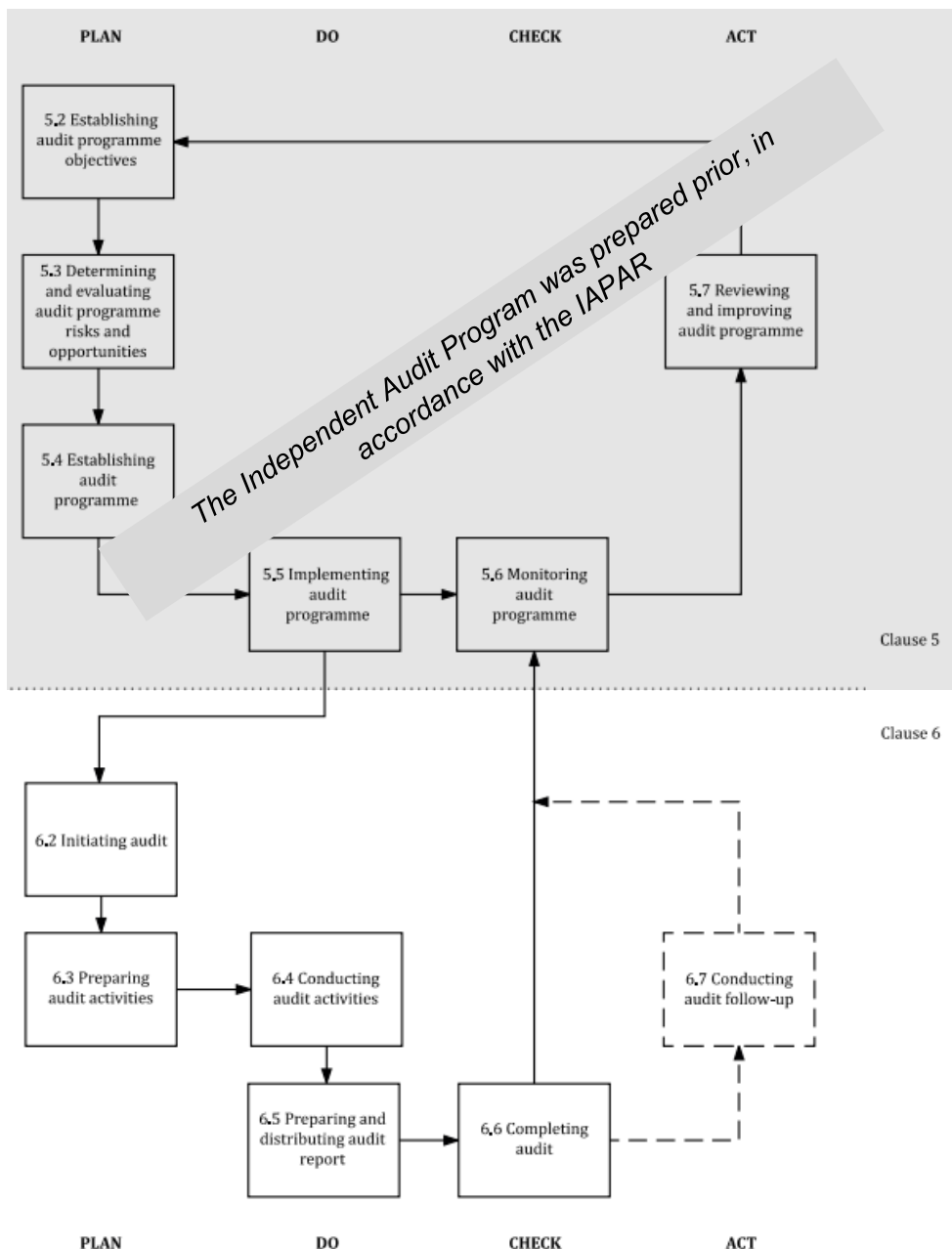


Figure 1 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

WolfPeak consulted with the Department in accordance with Section 3.2 of the IAPAR, to obtain their input into the scope of the Independent Audit and to confirm whether other parties or agencies were to be consulted. Evidence of consultation is presented in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

Table 1 Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning and Environment	The Department requested that the Council be consulted, that the audit be conducted in accordance with CoC C40 and the Department's IAPAR, and that a focus be given to lighting.	The Independent Audit was conducted in accordance with CoC C40 and the IAPAR. Refer to Section 3 and Appendix A for findings.
Council	Council raised a number of items for consideration. These comprise: <ul style="list-style-type: none"> • Status of physical works required under Modification 4 • Effectiveness of the Community Communications Strategy • Progress on closing out items on the Council's condition compliance certificate for public domain works • Implementation of temporary pedestrian safety measurements • Delivery of the hermitage Road shared user path • Street lights on See Street and on McPherson Street near Mellor Street. 	Refer to sections 3.2, 3.5 and Appendix A.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *Environmental Impact Statement, Meadowbank Education and Employment Precinct Schools Project*, Urbis, 14 October 2019 (the EIS).
- *Response to Submissions, Meadowbank Education and Employment Precinct Schools Project*, Urbis, 27 February 2020, (the RtS).
- Development Consent SSD 9343, 21 May 2020 (the Consent).
- Early works approval, LDA2019/0436, Ryde City Council.
- Section 138 Permit Council stamped plans, 20 July 2021 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave)
- Letter Council to Colliers, 22 April 2022 (conditional completion certificate for external engineering and road works)
- *School Transport Plan*, Stantec, 30 November 2021
- *Operational Waste Management Plan*, Foresight Environmental, 8 December 2021
- *Operation and Maintenance Manual*, Landscape Solutions, August 2021
- *Pedestrian Safety Management Strategy*, Stantec, 19 April 2022
- *Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct*, July 2020, Schools Infrastructure NSW (the CCS).

2.2.3 Site personnel involvement

The on-site audit activities took place on 26 and 27 May 2022. The names of personnel interviewed during the audit are provided in Table 2

Table 2: Name and position of personnel whom participated in the audit

Name	Position	Organisation
Mike Kavanagh	Project Director	SINSW
Phillipa Aiken	National Director	Colliers
Jennifer Dang	Project Manager	Colliers
Damien Vella	Project Manager	Roberts
Phillip Bongers (site inspection only)	Maintenance	Marsden High School

2.2.4 Meetings

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

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

The on-site audit activities took place on 26 and 27 May 2022. The on-site audit activities included an inspection of the site and work activities, and interviews with Project and School personnel. Photos are presented in Appendix D.

2.2.7 Document review

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

2.2.8 Generating audit findings

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

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

2.2.9 Compliance evaluation

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

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

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9343 applicable to the works being undertaken, and selected mitigation measures and commitments from the construction and operational strategies, plans and programs required under the Consent.

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

It is noted that construction was completed prior to the audit being undertaken and therefore, construction related records were historical.

3.2 Non-compliance, Observations and Actions

This Section, including Tables 3 and 4, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A.

- With respect to the status of findings and recommended actions from the third Independent Audit:
 - Two findings are considered by the Auditor to still be open. These relate to confirming the Departments expectations regarding offsets following the die-off of two trees on site.
- With respect to findings from the fourth Independent Audit:
 - There were 191 CoCs assessed.
 - Five (5) non-compliances were identified. These relate to notifications of non-compliances, Out of Hours Works (OOHW) and the timing of this (fourth) Independent Audit.
 - Three (3) observations were identified. These relate to complaints and implementation of the CEMP, disposal of waste and completion of public domain works.

Table 3 Status on open findings from the previous Independent Audits

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
Status of previously open findings / actions from the April 2021 Independent Audit						
IA2_3	CoC B44	Non-compliance	<p>CoC B44 requires that within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the school.</p> <p>Non-compliance: The Public Domain Enhancement Strategy and associated information required by CoC B44 and B45 was not prepared and submitted within 6 months of commencement of construction (which was 24/02/21). SINSW reported a non-compliance notification with the timing of this requirement under CoC A26 and A27 on 24/02/21. This has yet to be closed.</p>	Finalise the public domain enhancement strategy	SINSW Prior to the commencement of public domain works.	<p>CLOSED</p> <p>B44 was amended as part of Modification 4.</p> <p>The Public Domain Enhancement Strategy was prepared and endorsed by Council.</p> <p>The Department raised several items for SINSW to provide clarification on, namely around identification of the document, details on the timing of completion of the works, how the document will encourage active transport.</p> <p>SINSW provided a response to each and the Department approved the document on 07/06/22.</p>
Status of previously open findings / actions from the October 2021 Independent Audit						
IA3_1	CoC A22	Observation	<p>CoC A22 requires that the Applicant must (a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(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</p> <p>Observation: A Compliance Report for another SINSW Project (New Warnervale School) has been published on the Project website.</p>	A request was raised by the auditee for SINSW communications team to remove the New Warnervale School Compliance Report from the website. The removal is pending.	SINSW 31/12/21	<p>CLOSED</p> <p>The New Warnervale School Compliance Report has been removed from the website.</p>
IA3_2	CoC A29	Non-compliance	<p>CoC A29 requires that within three months of:</p> <p>(a) the submission of a compliance report under condition B41;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C38 or C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> <p>Non-compliance: Based on the evidence it is understood that a review is underway (with the CTPMSP update having been consulted on with Council, and the CEMP is in the process of review and update), however this review has not been notified within 3 months of the submission of the second Independent Audit Report.</p>	A letter notifying the Planning Secretary (and Certifier) of the review the strategies, plans and programs required under the consent has been drafted and will be issued following completion of this Audit Report.	SINSW / Roberts 31/12/21	<p>CLOSED</p> <p>A review was notified as evidenced by letter SINSW to DPE, 19/01/22 (notification of review of strategies) and DPE post approval portal lodgement, 19/01/22.</p>

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_3	CoC B22	Observation	<p>CoC B22 requires that prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table within B24 must be retired to offset the residual biodiversity impacts of the development.</p> <p>Observation: The arborist recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements.</p>	<p>Raise this matter with the Department to confirm that the ecologist advice is correct, given that the increased impact is as a result of (at least in part) construction. Follow the Department on their requirements.</p>	<p>Roberts 31/12/21</p>	<p>OPEN</p> <p>In the auditees' response to the findings on the third Independent Audit Report, they state that the following evidence would be collated and 'issued to Department prior to 31/12/2021.</p> <p>1. Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</p> <p>2. Arborist Report – by Earthscape Horticultural Services dated 18/08/2021'</p> <p>The submission has yet to occur. The auditees have committed to submitting this to the Department.</p>
IA3_4	CoC C3	Non-compliance	<p>CoC C3 requires that construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p> <p>Non-compliance: A Penalty Notice was issued by the Department to Roberts on 16/08/21 for working past the permissible construction hours on 09/06/21 without adequate justification under C4 and C5.</p> <p>An Official Caution was also issued by the Department to Roberts on 16/08/21 for working past the permissible construction hours on 21/05/21 without adequate justification under C4 and C5.</p> <p>To note, the 16/08/21 Official Caution also covered working past the permissible construction hours on 27/10/20, 10/02/21, 18/02/21, 07/04/21 without adequate justification under C4 and C5, however these events fall outside the audit period.</p>	<p>The auditee notes that the site working Hours are included with the Site Induction and are listed in the Roberts Subcontractor App (accessible to all workers). Roberts will also update the daily Site Updates on the Roberts Subcontractor app to include the project approved hours.</p> <p>* The Auditor understands that an application to modify CoC C5 to enable works to OOHW to occur with the approval of the Planning Secretary (Modification 4) is currently under assessment by the Department.</p>	<p>Roberts / SINSW 31/12/21</p>	<p>CLOSED</p> <p>Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.</p>

IA3_5	CoC C5	Non-compliance	<p>CoC C5 requires that construction activities may be undertaken outside of the hours in condition C3 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers.</p> <p>Non-compliance: Out of Hours Works (OOHW) occurred during the audit period and did not meet the requirements of CoC C5. These are detailed below.</p> <p>The first instance relates to a complaint received on 27/09/21 regarding traffic control set up occurring before 07:00am. According to the Complaints Register, the Project team committed to making arrangements so that traffic management signage is put in place after 07:00am.</p> <p>The second instance relates to OOHW conducted during September and October for public domain works. The auditee provided a range of information both during the audit and in response to the finding in the draft Audit Report. This included:</p> <ul style="list-style-type: none"> • the Council road opening permits required to conduct the works • a schedule of the proposed activities • the notification to the Department, informing them of their intention to carry out the works • a noise monitoring report (available on the Project website) which presents the results from noise monitoring conducted during the OOHW • the following response to this finding in the draft Audit Report: <ul style="list-style-type: none"> ◦ <i>'These works were required to be undertaken overnight in order to minimise impact to surrounding stakeholders. These works required the closure of Rhodes Street, with asphaltting works required to be completed in one continuous work setting due to safety and minimising impacts to surrounding stakeholders</i> ◦ <i>The works were required outside the control of the project</i> ◦ <i>Council approval for these works outside of SSDA hours was obtained through a Permit</i> ◦ <i>DPIE were kept fully informed of these works, with discussions undertaken with DPIE with SI Planning prior to the event</i> ◦ <i>Notifications were issued to surrounding stakeholders, with no complaints received from these OOHW works</i> ◦ <i>Notification (and acknowledgement) was received from DPIE regarding these OOHW works – as shown in the link [provided in the response to the draft Audit Report]</i> ◦ <i>Acknowledgement was received from DPIE that refers to the OOHW application for the Meadowbank E&E Precinct Schools Project (SSD-9343-PA-26) and if we had any enquiries, please contact Alex McGuirk Alex.McGuirk@dpie.nsw.gov.au, which indicates DPIE were aware of the proposed actions and the condition we were doing them [under, and] confirming no RFI was raised or further information was sought based on this submission</i> ◦ <i>These works were outside the school boundary and were a Council requirement'.</i> <p>The Auditor acknowledges the constraints imposed by Council, that the Department was notified prior (and the fact that the Department did not respond to the notification), the community was notified and the</p>	<p>The auditee notes that the site working Hours are included with the Site Induction and are listed in the Roberts Subcontractor App (accessible to all workers). Roberts will also update the daily Site Updates on the Roberts Subcontractor app to include the project approved hours.</p> <p>* The Auditor understands that an application to modify CoC C5 to enable OOHW to occur with the approval of the Planning Secretary (Modification 4) is currently under assessment by the Department.</p> <p>Should the modification application not be successful, then the auditee should engage with the Department to agree on a process to enable public domain works (required to be delivered as part of the approved Project, but also required by Council to be conducted outside of standard hours) to be delivered.</p>	Roberts / SINSW 31/12/21	<p>CLOSED</p> <p>Modification 4 was approved providing an option to undertaken OOHW with the Department's approval.</p> <p>Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.</p>
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			<p>absence of any complaints received in relation to the OOHW. Nevertheless, it is the Auditors opinion that the OOHW did not meet the requirements of CoC C5a) – c) for the reasons below:</p> <ul style="list-style-type: none"> • Public domain works are part of the Project, as identified in the EIS, the Department’s assessment report and as defined by CoC B44. • The OOHW carried out meet the definition of ‘<i>construction</i>’ under the terms of the consent. • Whilst the Council (the road authority) provided the road opening permits, these were not ‘<i>for the delivery of vehicles, plant or materials</i>’ as required by CoC C5a). Further, the Council permits apply road opening permit hours of 12am to 12pm Monday to Sunday. It does not prevent works from occurring between 7am and midday (within the standard construction hours), albeit that these restricted hours may be prohibitive to completing the work. • The works were not ‘<i>an emergency</i>’ as required by CoC C5b). • The works were not ‘<i>inaudible at the nearest sensitive receiver</i>’ as required by CoC C5c). In determining whether the works were inaudible or otherwise the Auditor notes: <ul style="list-style-type: none"> ◦ No predictive modelling appears to have been conducted on the proposed OOHW prior to it occurring to ascertain whether the noise would / would not be inaudible. In the planning documentation sighted, the Project team has only made reference to the establishment of Noise Management Levels (NMLs). These NMLs do not determine whether noise is audible or not. ◦ Noise monitoring was conducted during the OOHW and returned seven events whereby construction was audible. These results are summarized below. <ul style="list-style-type: none"> - 17/09/21 21:09 receiver 2: inaudible - 17/09/21 21:26 receiver 3: inaudible - 17/09/21 22:36 receiver 3: inaudible - 17/09/21 22:58 receiver 2: <u>sometimes audible</u> - 18/09/21 21:10 receiver 2: inaudible - 18/09/21 22:55 receiver 2: <u>sometimes audible</u> - 18/09/21 23:05 receiver 3: inaudible - 01/10/21 20:35 receiver 3: inaudible - 01/10/21 21:22 receiver 2: <u>audible at most times</u> - 01/10/21 22:54 receiver 3: <u>sometimes audible</u> - 01/10/21 23:15 receiver 2: <u>sometimes audible</u> - 03/10/21 11:03 receiver 2: sometimes audible (note this is not considered OOHW under the COVID work days order) - 03/10/21 11:24 receiver 3: inaudible (note this is not considered OHW under the COVID work days order) - 05/10/21 20:44 receiver 2: <u>audible / dominant with an LAeq of 54.3dB(A) and an L90 of 45.9 dB(A)</u> - 05/10/21 21:14 receiver 3: <u>audible / dominant with an LAeq of 62.9 dB(A) and an L90 of 40.2 dB(A).</u> 			
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Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			The Auditor notes the mutually inconsistent requirements imposed by the Department and Council for the same works (i.e.: the Department requires adherence to the hours in the Consent, but Council imposes different hours that essentially prevents the public domain works from being delivered). This conflict has created a situation whereby the public domain works (required to be delivered under the Consent) cannot be completed in a manner that achieves compliance with both authority's requirements.			
IA3_6	CoC C19	Observation	<p>CoC C19 requires that for the duration of the construction works:</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of 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.</p> <p>Note this findings relates to the same issue as that identified for Coc B22 (IA3_3)</p> <p>Observation: The arborist has periodically inspected the works and had not raised any material contraventions of Tree Protection Zones in their inspection reports. However, the arborist has recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements under B22 – B24.</p>	<p>Obtain formal written advice from the Project ecologist on the implications of the removal of the subject trees.</p> <p>Implement the advice from the Project ecologist and arborists where this is not in conflict with the terms of the consent.</p>	<p>Roberts</p> <p>31/12/21</p>	<p>OPEN</p> <p>In the auditees' response to the findings on the third Independent Audit Report, they state that the following evidence would be collated and 'issued to Department prior to 31/12/2021.</p> <p>1. Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</p> <p>2. Arborist Report – by Earthscape Horticultural Services dated 18/08/22021</p> <p>Roberts Co will obtain the necessary advice from the Project ecologist to confirm the implications of the removal of the subject trees. Once this advice is received, it will be implemented, pending review by the Arborist and against the conditions of consent.</p> <p>The submission has yet to occur. The auditees have committed to submitting this to the Department.</p>
IA3_7	CoC C21	Observation	<p>CoC C21 requires that during construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> <p>Observation: Asphalt had been removed from the main haul road in preparation for installation of permanent materials and this has resulted in the haul road having low stability (from an erosion and sedimentation view point). Additionally the main access gate requires maintenance of both the surface and the rumble grid. Material tracking was not observed to be occurring on the day of the inspection, however maintenance is required to prevent an issue occurring.</p> <p>In response to the draft Audit Report, the auditee presented a photo to demonstrate that temporary stabilization was being implemented. It is the Auditor's opinion that the temporary stabilization is not adequate.</p>	<p>Stabilise internal haul roads and main access. Undertake maintenance on the main gate rumble grid. Ensure both are functioning effectively until such time as the main access is no longer in use.</p>	<p>Roberts</p> <p>31/12/21</p>	<p>CLOSED</p> <p>Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.</p>

Table 4: Findings from the fourth Independent Audit (June 2022)

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA4_1	A26	Non-compliance	<p>Requirement: <i>The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</i></p> <p>Non-compliance: A non-compliance notification was issued for the lateness of the fourth Independent Audit. This notice was not provided in 7 days. Further, the auditees were aware of OOHW occurring on 06/04/22 without the required approvals being in place or notifications having been provided, therefore breaching C3/C5/C6. This was not reported within 7 days of becoming aware of the non-compliance.</p>	These non-compliances were subsequently reported to the Department under A26.	SINSW	CLOSED
IA4_2	C3	Non-compliance	<p>Requirement: <i>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</i></p> <p>(a) <i>between 7am and 6pm, Mondays to Fridays inclusive; and</i></p> <p>(b) <i>between 8am and 1pm, Saturdays.</i></p> <p>(c) <i>No work may be carried out on Sundays or public holidays.</i></p> <p>Note this issue results in the same finding for C3, C5 and C6.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	This non-compliance was subsequently reported under A26.	SINSW	CLOSED
IA4_3	C5	Non-compliance	<p>Requirement: <i>Construction activities may be undertaken outside of the hours in condition C3 if required:</i></p> <p>(a) <i>by the Police or a public authority for the delivery of vehicles, plant or materials; or</i></p> <p>(b) <i>in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</i></p> <p>(c) <i>where the works are inaudible at the nearest sensitive receivers.</i></p> <p>(d) <i>where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works or to provide alignment to other approvals associated with the development such as a Section 138 Roads Act 1993 approval.</i></p> <p>Note this issue results in the same finding for C3, C5 and C6.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	This non-compliance was subsequently reported under A26.	SINSW	CLOSED
IA4_4	C6	Non-compliance	<p>Requirement: <i>Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</i></p> <p>Note this issue results in the same finding for C3, C5 and C6.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers</p>	This non-compliance was subsequently reported under A26.	SINSW	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.			
IA4_5	C9	Observation	<p>Requirement: <i>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). Should the implementation or effectiveness of the CEMP be impacted by surrounding major development not encompassed in the approved CEMP, the CEMP measures and controls are to be revised accordingly and submitted to the Certifier and a copy provided to Council for information.</i></p> <p>Observation: The Auditor did sight evidence of implementation of the CEMP suite for the audit period. The Auditor observes however, that there were a number of complaints received relating to construction impacts (noise, traffic, worker behavior). The auditees advise that these complaints were predominantly from a single complainant with whom they have continued to work with to resolve the issues. According to the register and the auditees, the complaints were investigated and for each it was determined that the CEMP was being implemented (with the exception of the non-compliant OOHW as stated in C3/C5/C6) or the issues were not related to construction or the issues were part of approved design or the issue was related to a third party.</p>	Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.	SINSW	CLOSED
IA4_6	C35	Observation	<p>Requirement: <i>The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.</i></p> <p>Observation: Section 8.1 of the Site Validation Report states that ‘As per the Protection of Environment (Waste) Regulations 2005, a review of EPA consignment authorisations was undertaken so to ensure that the contractors’ obligations under the regulations were being achieved. Although not all EPA consignment authorisations were provided (due to problems encountered with the system), Alliance are satisfied that the documentation provided indicates that all waste materials transported offsite were lawfully disposed of. EPA consignment notes that were provided by the client and the Consignment Register Summary is included as Appendix F’ (of the Validation Report).</p>	This was considered and reviewed by the Contaminated Sites Auditor and deemed adequate, through issue of the Site Audit Statement.	SINSW	CLOSED
IA4_7	C40	Non-compliance	<p>Requirement: <i>Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.</i></p> <p>Non-compliance: According to the IAPAR the fourth Independent Audit site inspection for the construction period (including public domain works) was due on 20/04/22. The fourth Independent Audit site inspection did not occur until 26/05/22.</p>	The fourth Independent Audit site inspection was completed after the due date. This report presents the findings from the audit.	SINSW	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA4_8	D13	Observation	<p>Requirement: <i>Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with:</i></p> <p>(a) <i>all required School Zone signage, speed management signage, pedestrian safety signage, bus zone signage and associated pavement markings along all nominated bus zone and pick-up/drop-off zones on Rhodes and Macpherson Streets, must be installed, inspected by Council and / TfNSW (where relevant) and handed over to Council and / or TfNSW(RMS) (whichever applicable);</i></p> <p>(b) <i>all roads and traffic facilities outside the school boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road, pavement or pedestrian crossing construction works;</i></p> <p>(c) <i>all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;</i></p> <p>(d) <i>School Zone signs and pavement marking patches must be removed and installed in accordance with TfNSW approval/authorisation, guidelines and specifications. All School Zone signs and pavement markings must be installed prior to student occupation of the site;</i></p> <p>(e) <i>any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993;</i></p> <p>(f) <i>records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained;</i></p> <p>(g) <i>the Applicant must submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site:</i></p> <p>(i) <i>A copy of Council's development Conditions of Consent;</i></p> <p>(ii) <i>The proposed school commencement/opening date; and</i></p> <p>(iii) <i>Two (2) sets of detailed design plans showing the following: School property boundaries; all adjacent road carriageways to the school property; proposed school access points to the public road network and any conditions imposed/proposed on their use; existing and proposed pedestrian crossing facilities on the adjacent road network; existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and existing and proposed street furniture and street trees.</i></p> <p>Observation: On 22/04/22 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15/07/22.</p> <p>The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.</p>	The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.	SINSW	CLOSED

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

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

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

A review was conducted of the:

- CEMP
- CNVMSP
- CWMS
- CTPMSP
- CWMS
- FERSP; and
- CCS.

Some observations were made at the third Independent Audit about updates to the CTPMSP and CEMP, and the recommendation of a review of the CNVMSP. It is noted by the Auditor that construction works completed prior to the audit being undertaken and further public domain construction (i.e.: Hermitage Road shared user path and crossing at Mellor Street) is some time away. It was therefore not possible to ascertain whether these updates were completed and any updates (which generally related to main works) now are somewhat redundant. That being said, a review of the CEMP suite of documents prior to commencement of the residual public domain works is recommended to ensure they are appropriate for that scope of works (whilst not departing from the requirements of the Consent).

A review of the operational plans, including the School Transport Plan, Operational Waste Management Plan, Operation and Maintenance Manual and Pedestrian Safety Management Strategy found these to adequate at this time.

3.4 Summary of notices from agencies

A conditional approval was provided by the Department on the Pedestrian Safety Management Strategy. The Auditor is of the view that these requirements have been met by the auditee.

The Department made enquiries about a complaint regarding traffic and property damage. Colliers and the Department corresponded on the matter between January and March 2022, with Colliers providing information to each Department request for information. To the Auditor's knowledge there are currently no outstanding instructions from the Department in relation to this matter.

Notices were provided during the previous audit period in relation to breaches of construction hours permitted under the Consent. On 29 June 2022 the Department provided a further notice to

SINSW in relation to these breaches. This notice reiterated SINSWs responsibilities under the Consent but noted that no further action would be taken at this time.

3.5 Other matters considered relevant by the Auditor or DPE

3.5.1 Lighting

The Department requested that further consideration be given to lighting. The Auditor found the following:

- During construction, contractor inspections were being undertaken and did not identify lighting as an issue.
- The permanent lighting design subcontractor confirmed in writing that the lighting complied with the relevant standard. The Certifier provided acceptance through issue of the Crown Completion Certificate.
- There have been no complaints regarding construction or operational lighting recorded on the complaints register during the audit period.

During consultation on this audit's scope, Council has raised concern with lighting specifically that:

- Sea Street pedestrian crossing must be brought up to the current AS1158 to ensure a safe movement of people and vehicles on public roads.
- The street lighting from the pedestrian crossing on Macpherson Street (near Mellor Street) is providing a nuisance and impacting the residents.

The auditees responded to this matter by stating that '*Council's Conditional Compliance Certificate dated 22 April 2022 and were not required in the plans endorsed by the Ryde Traffic Committee on 3 March 2022 or approved by Council on 23 March 2022. Council issued correspondence on the 2 June 2022 advising lights were now required on the Sea Street crossing. SINSW requested a meeting with Council to discuss this new request. Minutes from the meeting held on the 14 June 2022 are attached for information. Confirming the project is currently in the process of engaging consultants to determine lux levels and the requirement for lights on Sea Street crossing.*'

3.5.2 Other matters raised by Council

Council raised several issues, in addition to lighting, during the consultation on the scope of this Independent Audit that are worthy of further discussion.

Status of physical works required under Modification 4

On 22 April 2022 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16 June 2022 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15 July 2022.

The Certifier provided acceptance of Council's conditions compliance certificate through issue of the Crown Completion Certificate.

Effectiveness of the Community Communications Strategy

The Auditor reviewed the Community Communications Strategy and evidence of consultation available on the website and notices. The Auditor considers that it has been adequately implemented, with the exception of failing to notify residents of the OOHW on 6 April 2022.

Progress on closing out items on the Council's condition compliance certificate for public domain works

As stated above, on 22 April 2022 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16 June 2022 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15 July 2022.

Implementation of temporary pedestrian safety measurements

Traffic and pedestrian controllers are in place during drop off and pick up times. For the first two weeks these comprised controllers at multiple locations. After two weeks these were phased down to locations surrounding Rhodes and Hermitage. These were sighted during the inspection. Pram ramps and floor mats have also been used.

On 25 May 2022 Council advised that they agreed with continued implementation of the temporary pedestrian management measures.

The Department's approval of the Pedestrian Safety Management Strategy (PSMS) included a request for a monthly update on the implementation of the PSMS temporary pedestrian management measures. This was provided on 15 June 2022. The Auditor is not aware of a response having been provided by the Department.

Delivery of the hermitage Road shared user path

As Council is aware this is yet to be delivered and is required within 6 months of commencement of operations or as otherwise agreed by the Planning Secretary (as per D14). The auditees are in the process of engagement with utilities to assist with design development. This information will be provided to Council for consideration.

3.6 Complaints

The public facing complaints register is available on the Project website:

<https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports>

At the time of drafting this Audit Report, 24 complaints had been received relating to the Project during the audit period. The complaints relate to parking and traffic management, noise, worker behaviour and the like, as well as complaints about design and operations.

Each of the complaints were investigated by the Project team and all but two were considered closed by SINSW. The two open complaints relate to removal of parking to make way for the bus zones and future disruptions to business during planned Hermitage Road public domain works.

The Auditor considers the management of the complaints to be adequate.

3.7 Incidents

The Project has not identified any incidents as defined by the Consent.

3.8 Actual versus predicted impacts

The Independent Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 5. To note, comparison of construction related predictions is presented in the third Independent Audit Report and have not been included here due to completion of construction (excluding future works on Hermitage Road and Mellor Street) prior to the undertaking of this Independent Audit.

Table 5 Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
Visual Amenity	The visual impact from varying points surrounding the site is positive as it provides interest in the skyline and a built form that marks the location at the corner of the site. From the north, north west, west and south west, the built form is obscured by the existing trees network on the site and street frontages.	The school is designed to relate sensitively to the existing character within the area. The design is being implemented and verified by the Certifier through granting of the Crown Certificate.	Y
Privacy	There will be no privacy impacts from the proposal as: <ul style="list-style-type: none"> - the project does not share an interface with any residential properties - appropriate setbacks have been designed - a fencing strategy has been proposed. 	The design is being implemented and verified by the Certifier through granting of the Crown Certificate.	Y
Sustainability	The proposal is targeting an equivalent 4 Star Green Star rating to be certified under an alternate scheme to be approved by the Department of Planning, Industry and Environment	Refer B8 (from the third Independent Audit Report) and E16. 4 Star equivalence was factored into design. Certification is due within 6 months of operations commencing (i.e.: not yet due).	Y
Parking and traffic (operations)	The proposal provides a maximum of 60 car parking spaces (at opening capacity in 2022 and full capacity in 2031) and a total of 273 bicycle parking spaces on site (11 for staff and 262 for students). Bus stop capable of two buses for the primary school adjacent to the main primary school access point on	Refer B27 (from the third Independent Audit report) and D18 and D21. Parking allocations have been included. Bus stop and kiss and drop spaces have been included and have been accepted by the roads authority (Council).	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>Rhodes Street and a bus stop capable of four buses for the high school on Macpherson street'. The remainder of the Rhodes Street frontage (except for the proposed school crossing and driveway access) will be available for pickup/drop off.</p> <p>Upgrades to the surrounding footpaths and crossing would be required.</p>	<p>Upgrades to the public domain have changed under Modification 4 due to consultation with Council. Refer B44, D9-D15).</p>	
Noise	<p>Noise emissions are typically compliant with a "background +10dB(A)" noise emission goal that is commonly adopted in the assessment of outdoor recreation spaces.</p> <p>Based on the assessment, the proposal is acoustically acceptable and will not negatively impact on the acoustic amenity of surrounding receivers provided that the recommendations of the acoustic report contained in Section 8 of this EIS are adopted and included in the conditions of consent.</p>	<p>Refer D20, E9 and E10. It is not clear as to whether the specifications from the EIS have been adopted. That being said, operational noise monitoring has found the development to be compliant with the criteria / noise management levels from the EIS.</p>	Y
Flooding	<p>The review of the flood conditions on the site as part of the assessment concluded that the proposal is not anticipated to increase the flood impacts to the surrounding properties.</p>	<p>The Enstruct Design Statement confirms compliance with the flooding requirements of CoC B20. Anecdotally, the significant storm events from February and March 2022 did not result in any off site impacts. No complaints of impacts were received.</p>	Y
European Heritage	<p>The HIS confirms that the proposed development is appropriate for the site and does not impact the surrounding heritage items, and it is unlikely that any archaeological artefacts will be uncovered.</p>	<p>No unexpected finds have been identified to date</p>	Y
Aboriginal Heritage	<p>No impacts are anticipated to potential archaeological material in the demolition or construction phases. However, all contractors working on site should be made aware of the potential presence of cultural material through inductions prior to undertaking any works on site.</p>	<p>No unexpected finds have been identified to date</p> <p>The relevant recommendations from the ACHAR were implemented. Refer response to CoC C29.</p>	Y
Construction Traffic	<p>The primary construction access is proposed via Rhodes Street on the eastern side of the site, for use by up</p>	<p>These commitments were observed to have been implemented during the site inspection. No complaints showing the</p>	N

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>to 19 metre long articulated vehicles. Two secondary accesses will be provided from Rhodes Street towards Hermitage Road. A pedestrian only access will be provided on the western end of Rhodes Street.</p> <p>All loading and unloading of materials will be undertaken on-site.</p>	<p>contrary are recorded on the Complaints Register.</p> <p>Material unloading was not confined to site during the audit period. On street work zones will be utilized on Rhodes Street to allow loading / unloading of materials by tower crane, as identified in Section 3.6 of the CTPMSP and approved by Council.</p>	

4. CONCLUSIONS

This Audit Report presents the findings from the third Independent Audit for the construction period, covering the period from November 2021 to May 2022 inclusive.

Compliance records were organised and available at the time of the site inspection and interviews with Project personnel from SINSW, Colliers and Roberts. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings. In summary:

- With respect to the status of findings and recommended actions from the third Independent Audit:
 - Two findings are considered by the Auditor to still be open. These relate to confirming the Departments expectations regarding offsets following the die-off of two trees on site.
- With respect to findings from the fourth Independent Audit:
 - There were 191 CoCs assessed.
 - Five (5) non-compliances were identified. These relate to notifications of non-compliances, Out of Hours Works (OOHW) and the timing of this (fourth) Independent Audit.
 - Three (3) observations were identified. These relate to complaints and implementation of the CEMP, disposal of waste and completion of public domain works.

The Auditor notes that there are ongoing discussions with Council on the completion of public domain works (including closing out defects identified in Council's conditional compliance certificate, review of lighting on See Street and McPherson Street, and completion of the Hermitage Road shared user path and pedestrian crossing at Mellor Street). In summary it is the Auditor's opinion that the Project team is working positively with Council, but work is still required before the public domain works can be considered complete.

At the time of drafting this Audit Report, 24 complaints had been received relating to the Project during the audit period. The complaints relate to parking and traffic management, noise, worker behavior and the like, as well as complaints about design and operations. Each of the complaints were investigated by the Project team and all but two were considered closed by SINSW. The two open complaints relate to removal of parking to make way for the bus zones and future disruptions to business during planned Hermitage Road public domain works. The Auditor considers the management of the complaints to be adequate.

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

5. LIMITATIONS

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APPENDIX A – SSD 9343 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Schedule 2				
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment, noting the ongoing issues with noise (refer C3 and C5).	C
Terms of Consent				
A2	The development may only be carried out:	Evidence referred to elsewhere in this table	Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.	C
	(a) in compliance with the conditions of this consent;			
	(b) in accordance with all written directions of the Planning Secretary;	Interview with auditees 27/05/22	No directions were issued by the Planning Secretary.	
	(c) generally in accordance with the EIS, RtS and the RRAI;	<p>Evidence referred to elsewhere in this table</p> <p>Meadowbank Education and Employment Precinct Schools Project Environmental Impact Statement, Urbis, 14/10/19</p> <p>Meadowbank Education and Employment Precinct Schools Project Response to Submissions, Urbis, 27/02/20</p> <p>Meadowbank Education and Employment Precinct Schools Project (SSD-9343) - Response to Request for Additional Information, Urbis, 06/04/20</p> <p>Email chain TAFE NSW and Roberts, 12/02/21</p> <p>Crown Certificate 3b, Mackenzie Group, 20/124692-6, 29/04/21 (balances of services and fit out)</p> <p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Certificate 4, Mackenzie Group, 20/124692-8, 12/08/21 (landscaping and public domain within the SSD boundary)</p>	<p>As evidenced through plans, compliance with this consent and implementation of the CEMP and sub-plans, it appears that the Project is being constructed in general accordance with the EIS, RtS and the RRAI.</p> <p>The Certifier has been verifying that design is consistent through issue of Crown Certificates.</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	<p>Copies of stamped plans https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports</p> <p>Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements).</p> <p>Crown Certificate 3a, Mackenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p> <p>Crown Certificate 3b, Mackenzie Group, 20/124692-6, 29/04/21 (balances of services and fit out)</p> <p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Certificate 4, Mackenzie Group, 20/124692-8, 12/08/21 (landscaping and public domain within the SSD boundary)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The stamped plans are the basis for the Issue for Construction Plans.</p> <p>The Certifier has been verifying that design is consistent through issue of Crown Certificates.</p>	

Architectural drawings prepared by Woods Bagot			
Dwg No.	Rev	Name of Drawing	Date
MSP-WB-AR-DA102	8	SITE ANALYSIS	20/04/20
MSP-WB-AR-DA103	8	PRECINCT PLAN – PROPOSED	20/04/20
MSP-WB-AR-DA104	11	SITE PLAN	20/04/20
MSP-WB-AR-DA200	6 7	PLAYGROUND LEVEL PLAN	20/04/20 10/11/20
MSP-WB-AR-DA201	10 11	CAR PARK LEVEL PLAN	20/04/20 10/11/20
MSP-WB-AR-DA202	9 10	LOWER GROUND FLOOR	20/04/20 10/11/20
MSP-WB-AR-DA203	8 9	GROUND FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA204	8 9	LEVEL 1 FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA205	9 10	LEVEL 2 FLOOR PLAN	21/04/20 10/11/20
MSP-WB-AR-DA206	8 9	LEVEL 3 FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA207	9 10	LEVEL 4 FLOOR PLAN	21/04/20 10/11/20
MSP-WB-AR-DA208	11 12	ROOF PLAN	21/04/20 10/11/20
MSP-WB-AR-DA301	11	NORTH & SOUTH BUILDING ELEVATIONS	24/04/20
MSP-WB-AR-DA302	4	EAST & WEST ELEVATIONS	24/04/20
MSP-WB-AR-DA303	10	INTERNAL BUILDING ELEVATIONAL SECTIONS	24/04/20
MSP-WB-AR-DA304	5	OVERALL ELEVATIONS SECTIONS SHEET-01	20/04/20
MSP-WB-AR-DA305	6	OVERALL ELEVATIONS SECTIONS SHEET-02	20/04/20
DA402	3 B	GFA	20/04/20 03/11/20
MSP-WB-AR-13001	C	Elevations - North & South Building	13/11/20
MSP-WB-AR-13002	C	Elevations - East & West Building	13/11/20
MSP-WB-AR-13003	C	Elevations - North and South - Internal Elevations	13/11/20
MSP-WB-AR-13004	C	Sections – Longitudinal Landscape Sections	13/11/20
MSP-WB-AR-13005	C	Sections – Short Sections	13/11/20
Landscape drawings prepared by Urbis			
Dwg No.	Rev	Name of Drawing	Date

Unique ID	Compliance requirement			Evidence collected	Independent Audit findings and recommendations	Compliance Status
	MB-UR-LA-12000	6	OVERALL SITE PLAN	21.01.2020		
	MB-UR-LA-25011	6	PRIMARY SCHOOL DETAIL WEST	21.01.2020		
	MB-UR-LA-25012	5	PRIMARY SCHOOL DETAIL EAST	21.01.2020		
	MB-UR-LA-25013	6	HIGH SCHOOL DETAIL NORTH	21.01.2020		
	MB-UR-LA-25014	5	HIGH SCHOOL DETAIL SOUTH	21.01.2020		
	MB-UR-LA-25000	5	CENTRAL TERRACE LANDSCAPE PLANS – LG	21.01.2020		
	MB-UR-LA-25010	5	CENTRAL TERRACE LANDSCAPE PLANS – GL	21.01.2020		
	MB-UR-LA-25100	5	CENTRAL TERRACE LANDSCAPE PLANS – LV1	21.01.2020		
	MB-UR-LA-25200	5	CENTRAL TERRACE LANDSCAPE PLANS – LV2	21.01.2020		
	MB-UR-LA-25300	5	CENTRAL TERRACE LANDSCAPE PLANS – LV3	21.01.2020		
	MB-UR-LA-25400	5	CENTRAL TERRACE LANDSCAPE PLANS – LV4	21.01.2020		
	L300	3	LANDSCAPE SECTION A	06.06.19		
	L301	3	LANDSCAPE SECTION B	06.06.19		
	L302	1	LANDSCAPE SECTION C	06.06.19		
	L303	3	LANDSCAPE SECTION D	06.06.19		
	Un-numbered plan		PROPOSED PLANTING IN CENTRAL LANDSCAPE	Undated		
	MSP-UR-LA-00003	H	Site Plan	13/11/2020		
	MSP-UR-LA-20017	1 (Urbis Mark up)	Playground – Part 1 Finishes Plan	17/11/2020		
	MSP-UR-LA-20018	1 (Urbis Mark up)	Playground - Part 2 Finishes Plan	17/11/2020		
	MSP-UR-LA-20040	1 (Urbis Mark up)	Ground level Finishes Plan	17/11/2020		
	MSP-UR-LA-20100	1 (Urbis Mark up)	Level 01 Finishes Plan	17/11/2020		
	MSP-UR-LA-20200	1 (Urbis Mark up)	Level 02 Finishes Plan	17/11/2020		
	MSP-UR-LA-20300	1 (Urbis Mark up)	Level 03 Finishes Plan	17/11/2020		
	MSP-UR-LA-20400	1 (Urbis Mark up)	Level 04 Finishes Plan	17/11/2020		
	Un-numbered plan		Proposed Planting in Central Landscape	Undated		
	DA904	H	Softscape Details	13.11.2020		
	Civil drawings prepared by Enstruct					
	Dwg No.	Rev	Name of Drawing	Date		
	MSP-EN-CV-00201	09	STORMWATER PLAN	14/06/19		
	MSP-EN-CV-00401	10	SEDIMENT AND EROSION CONTROL PLAN	11/10/19		
	MSP-EN-CV-00451	07	SEDIMENT AND EROSION CONTROL DETAILS	14/06/19		
	MSP-EN-CV-00301	08	BULK EARTHWORKS PLAN – SITE	04/12/19		
	SK-C-001	001	SECTION	24/01/2020		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 27/05/22</p> <p>Emails DPE and Colliers, 21/01/22 – 16/03/22 (RFI regarding complaint of traffic / property damage)</p> <p>Email DPE to SINSW, 29/06/22</p>	<p>To the auditors knowledge there have been formal directions from the Department during the audit period (noting the conditional approval under D36).</p> <p>The Department made enquiries about a complaint regarding traffic and property damage. Colliers and the Department corresponded on the matter, with Colliers providing information to each Department RFI. To the Auditor's knowledge there are currently no outstanding instructions from the Department in relation to this matter.</p> <p>On 29/06/22 the Department wrote to SINSW regarding OOHW notifications for 15 and 22 September 2021 (i.e.: outside of the audit period). In the notification it advised that the OOHW notice provided by SINSW did not meet the requirements of the conditions and that SINSW is responsible for ensuring compliance.</p>	NT
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	-	Noted. This Audit assesses compliance with the conditions of this consent and the most relevant versions of the documents listed. No conflicts identified.	NT
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Notification to DPIE, 14/08/20	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20.</p> <p>Commencement of construction occurred on 24/08/20</p>	C
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Site signage 21/04/21</p> <p>Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements).</p> <p>Crown Certificate 3a, Mackenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p> <p>Crown Certificate 3b, Mackenzie Group, 20/124692-6, 29/04/21 (balances of services and fit out)</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates and S138 permit received) - erection of signs (sighted. No issues) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons at venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project). 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Certificate 4, Mackenzie Group, 20/124692-8, 12/08/21 (landscaping and public domain within the SSD boundary)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>		
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 27/05/22	No disputes have been identified, noting that there are a number of matters that have been negotiated with Council on public domain works. These have been formalized through MOD4 and are close to resolution. Refer E22 and E23.	NT
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Evidence referred to in response to CoC B5, B13, B14, B16, B17, B39, C29, C54, C55	Evidence sighted demonstrates that consultation with the required parties has been undertaken and that matters raised during consultation have been addressed, or (as is the case with Council regarding truck movements or Sydney Trains regarding works in the vicinity of the rail line) are being progressively addressed by the project. Evidence of such was available at the time of the audit.	C
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and			
	(b) provide details of the consultation undertaken including:	As above	As above	
	(i) the outcome of that consultation, matters resolved and unresolved; and	As above	As above	
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	As above	As above	
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees 27/05/22	The project is not being staged	NT
A10	A Staging Report prepared in accordance with condition A9 must:	Interview with auditees 27/05/22	The project is not being staged	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 27/05/22	The project is not being staged	NT
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Interview with auditees 27/05/22	The project is not being staged	NT
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p>	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020</p> <p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and</p>	<p>The Strategies, Plans or Programs are not being staged.</p> <p>The CEMP was updated outside the current audit period and resubmitted to the Department. Refer response to CoC A30. No other updates have occurred.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan–Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p>		
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	As above	As above	
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	As above	As above	
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above	As above	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	As above	As above	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above	As above	NT
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Structural adequacy design statement, Enstruct, 14/07/20</p> <p>Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Structural adequacy design statement, Enstruct, 28/09/20</p> <p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements))</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The structural engineers stated that the structure complies with the relevant standards and the BCA.</p> <p>The certifier has verified this and confirmed compliance through issue of CC1, CC2 and the Crown Completion Certificate.</p>	C
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Design compliance statement, Woods Bagot, 07/10/20	External walls and cladding are yet to be constructed.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements))</p> <p>Design compliance statement, Prism Facades, 15/10/20</p> <p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The design compliance statement for the block walls confirms compliance with the BCA. This was verified by the Certifier through issue of CC2.</p> <p>Remaining walls and cladding have been deemed as compliant by the designer. This was verified by the Certifier through issue of CC dated 25/05/21.</p> <p>The Certifier has verified that the project was constructed as designed through issue of the Crown Completion Certificate.</p>	
Applicability of Guidelines				
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The documents referred to elsewhere in this Audit Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C
A20	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.	Interview with auditees 27/05/22	No formal notices received from Planning Secretary during the audit period.	NT
Monitoring and Environmental Audits				
A21	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p> <p>No monitoring occurred during the audit period.</p>	C
Access to information				
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>	<p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports</p>	The Project website is operational.	C
	(i) the documents referred to in condition A2 of this consent;	As above	The website links to the major projects website and includes the approved plans.	
	(ii) all current statutory approvals for the development;	As above	The website includes the development consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	As above	The CEMP is presented on the website.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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;	As above	The website includes project updates and works notifications. The CEMP and sub-plans do not require public reporting on environmental performance. Historical noise reports and waste reports are published.	
	(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;	As above	The website includes project updates and works notifications. There are no public reporting requirements within any conditions of this consent, or any approved plans and programs. Historical noise reports and waste reports are published.	
	(vi) a summary of the current stage and progress of the development;	As above	The website includes project updates and works notifications	
	(vii) contact details to enquire about the development or to make a complaint;	As above	The website includes contact details for this purpose.	
	(viii) a complaints register, updated monthly;	As above	Complaints Register is from May 2022	
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	As above	The previous Audit Reports for the Project, along with the Project's response to the findings are published.	
	(x) any other matter required by the Planning Secretary; and	As above	It is understood that there have been no directions from the Planning Secretary.	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	As above	Refer to response in relation to CoC A22a)(iii), (iv), (v) and (viii).	
Compliance				
A23	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.	Project induction, current as at March 2022 RHSE management system / induction app Thompson Rollershutters pre-commencement meeting minutes 07/07/21. Theatrequip pre-commencement meeting minutes 08/10/21 Turnerbros pre-commencement document issue, 16/09/21 Meeting minutes, 17/08/21 (Meeting with school personnel on STP) Email Stantec to Dept of Education, 25/05/22 (School Community Travel Survey results) Email Stantec to Dept of Education, 22/04/22 (publication of the TAG)	The induction covers off relevant requirements for the works being undertaken including the existence of the SSD, hours, traffic, noise, heritage, contamination, soil and water. Pre commencement meetings are held with all subbies (including transport companies). The evidence sighted for construction personnel during the third Independent Audit remains relevant for the current audit period as no new trades were engaged. Construction was completed in early 2022. The evidence sighted shows that School staff and operational personnel have been made aware of the requirements of the operational documents (including the STP, OTAMP, LTEMP, FERP, OOHEMP) relevant to their roles.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email Dept of Education to various, 14/12/21 (Meadowbank Schools - LTEMP - Review Meeting)</p> <p>Email Colliers to Dept of Education, 26/11/21 (briefing on Flood Emergency Plan requirements)</p> <p>Email Colliers to Dept of Education, 22/02/22 (OOHEMP requirements)</p>		
Incident Notification, Reporting and Response				
A24	The Planning Secretary 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.	Roberts Incident records current to 27/05/22	The Project team did not identify any notifiable incidents during the audit period.	NT
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Roberts Incident records current to 27/05/22	The Project team did not identify any notifiable incidents during the audit period.	NT
Non-Compliance Notification				
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<p>Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26)</p> <p>DPE post approval portal lodgement 23/05/22 (non-compliance with C40 and the late reporting of this under A26).</p> <p>Letter SINSW to DPE (no date – draft) (non-compliance with C3/C5/C6 and the late reporting of this under A26).</p> <p>Interview with auditees 27/05/22</p>	Non-compliance: A non-compliance notification was issued for the lateness of the fourth Independent Audit. This notice was not provided in 7 days. Further, the auditees were aware of OOHW occurring on 06/04/22 without the required approvals being in place or notifications having been provided, therefore breaching C3/C5/C6. This was not reported within 7 days of becoming aware of the non-compliance.	NC
A27	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.	<p>Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26)</p> <p>DPE post approval portal lodgement 23/05/22 (non-compliance with C40 and the late reporting of this under A26).</p> <p>Letter SINSW to DPE (no date – draft) (non-compliance with C3 and the late reporting of this under A26).</p>	The notifications include the information required by this condition.	C
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<p>Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26)</p> <p>DPE post approval portal lodgement 23/05/22 (non-compliance with C40</p>	As above. No incidents occurred.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		and the late reporting of this under A26). Letter SINSW to DPE (no date – draft) (non-compliance with C3 and the late reporting of this under A26). Roberts Incident records current to 27/05/22		
Revision of Strategies, Plans and Programs				
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B41;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C38 or C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</p> <p>Roberts Incident records current to 27/05/22</p> <p>DPE post approval portal lodgment record 14/12/21 (lodgement of Independent Audit No. 3)</p> <p>MOD4 approved 12/04/22</p> <p>Interview with auditees 27/05/22</p> <p>DPE post approval portal lodgment record 31/05/22 (notice of A29 review following mod 4 approval)</p> <p>DPE post approval portal lodgment record 20/01/22 (notice of A29 review following Independent Audit No. 3)</p>	<p>Compliance Reports are not required at this time.</p> <p>No incidents have occurred to date.</p> <p>The third Independent Audit report was submitted on 14/12/21. A review was notified after this event.</p> <p>Modification 4 was granted 12/04/22. A review was notified after this event.</p> <p>It is understood that there have been no directions from the Planning Secretary in relation to this requirement.</p>	C
A30	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: 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.</p>	<p>Roberts Co Response to Request for Information, 20/10/21</p>	<p>Refer response to CoC A29. Updates are yet to be finalized.</p>	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	<p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	<p>Notification to DPIE, 14/08/20</p>	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20.</p> <p>Commencement of construction occurred on 24/08/20</p>	C
B2	<p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Interview with auditees 27/05/22</p>	<p>The project is not being staged</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
External Walls and Cladding				
B4	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Community Communication Strategy				
B7	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p>	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020.</p> <p>Blue vision submission to Certifier 07/08/20.</p> <p>Certifier acceptance, 10/08/20.</p> <p>DPIE post approval 07/08/20</p>	<p>The CCS was prepared and submitted to the Department and Certifier.</p> <p>The information required is in Section 4 and Section 5. Refer to condition E6 with respect to ongoing implementation.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	As above	The information required is in Section 6, 7 and 8	
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	As above	The information required is in Section 4	
	(d) set out procedures and mechanisms:	As above	-	
	(i) through which the community can discuss or provide feedback to the Applicant;	As above	The information required is in Section 4, 6 and 8	
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	As above	The information required is in Section 8	
	(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.	As above	The information required is in Section 8	
	(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	As above	The information required is in Section 3	
Ecologically Sustainable Development				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by:	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
	(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier or seeking approval from the Planning Secretary for an alternative certification process; and			
	(b) including water sensitive urban design measures in the design, such as:			
	(i) consideration for water monitoring systems to identify leaks or the like; and			
	(ii) use of water efficient fixtures and fittings.			
Rainwater Harvesting				
B9	Prior to the commencement of construction (excluding earthworks and remediation), 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.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Outdoor Lighting				
B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Environmental Management Plan Requirements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B11	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p>	<p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan–Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p>	<p>The CEMP and sub-plans were assessed during the first independent audit and, as a suite of documents in combination, address the following parts of this condition as relevant:</p> <p>The CEMP suite did not undergo changes during the audit period.</p> <p>CWMSP Section 8.3</p> <p>CTPMSP Section 2</p> <p>CNVMSP Section 5</p>	C
	(b) details of:			
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	As above	CEMP Section 4	
	(ii) any relevant limits or performance measures and criteria; and	As above	CEMP Section 5	
	(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;	As above	CEMP Section 5	
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	As above	CEMP Section 4	
	(d) a program to monitor and report on the:	-	-	
	(i) impacts and environmental performance of the development;	As above	CEMP Section 7	
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	As above	CEMP Section 7	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) 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;	As above	CEMP Appendix 6	
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	As above	CEMP Section 7	
	(g) a protocol for managing and reporting any:	-	-	
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	As above	CEMP Section 8	
	(ii) complaint;	As above	CEMP Section 9.6 (and the CCS)	
	(iii) failure to comply with statutory requirements; and	As above	CEMP Section 8	
	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	As above	CEMP Section 11	
Construction Environmental Management Plan				
B12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work;	Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 07/08/20, Roberts Pizzarotti (the CEMP) Letter Certifier to RP, 14/08/20 Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 DPIE post approval lodgment form, 22/08/20 Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP) DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans) Email Roberts to Certifier, 04/12/20	The CEMP and associated sub-plans were prepared and submitted to the satisfaction of the Certifier on 14/08/20 and submitted to the Department on 22/08/20. The CEMP suite did not undergo changes during the audit period. Certifier and Sighted hours of work noted in Appendix 04 (p38) of CEMP.	C
	(ii) 24-hour contact details of site manager;	As above	Sighted contact details of site manager noted in Section 6.5 (p13) of CEMP.	
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	As above	Sighted dust and air quality controls noted in Appendix 04 (p41) of CEMP.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(iv) stormwater control and discharge;	As above	Sighted water quality, site drainage and erosion and sediment controls noted in Appendix 04 (p45) of CEMP.	
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	As above	Sighted water quality, site drainage and erosion and sediment controls noted in Appendix 04 (p45) of CEMP.	
	(vi) groundwater management plan including measures to prevent groundwater contamination;	As above	Sighted water quality, site drainage and erosion and sediment controls noted in Appendix 04 (p45) of CEMP.	
	(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	As above	Sighted section 7.4 (p17) of CEMP.	
	(viii) community consultation and complaints handling;	As above	Sighted 'All community complaints to be addressed in accordance with requirements of Condition B7.' Noted in Section 9.6 (p25) of CEMP.	
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	Sighted Appendix 11 of CEMP	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	Sighted Appendix 08 of CEMP.	
	(d) Construction Waste Management Sub-Plan (see condition B15);	Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)	Sighted Appendix 09 of CEMP.	
	(e) Construction Soil and Water Management Sub-Plan (see condition B16);	Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)	Sighted Appendix 13 of CEMP.	
	(f) Flood Emergency Response (see condition B17);	Emergency Response Plan—Flooding of Site—Main Works, 21/07/2020, Ward Civil (FERSP)	Sighted Appendix 10 of CEMP.	
	(g) an unexpected finds protocol for contamination and associated communications procedure;	CEMP	Sighted Appendix 14 of CEMP.	
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	CEMP	Sighted Appendix 12 of CEMP.	
	(i) 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.	CEMP	Sighted Appendix 15 (p75), Waste Classifications for Materials Removed/ Validated.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B13	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	The CEMP suite did not undergo changes during the audit period. Sighted section 1.1.	C
	(a) be prepared by a suitably qualified and experienced person(s);			
	(b) be prepared in consultation with Council and TfNSW;	As above Email Council to Roberts, 13/11/20 Email TfNSW to RP, 5/8/20	Sighted section 1.2. Stakeholders consulted. Council conformed on 13/11/20 that the issues previously raised had not been resolved.	
	(c) be informed by, and incorporate any recommendations of the RSA;	As above	No RSA was required. Section 4 outlines proposed management measures.	
	(d) 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;	As above	Sighted section 4.2, 4.3, 4.4.	
	(e) detail heavy vehicle routes, access and parking arrangements;	As above	Sighted section 3.4, 3.5, 3.8	
	(f) swept paths analysis to be carried out, showing that the largest vehicles can turn safely at all intersections along the proposed approach and departure route;	As above	Sighted Appendix A.	
	(g) include location of all proposed work zones;	As above	Sighted section 3.6.	
	(h) details of the haulage routes and the construction hours;	As above	Sighted section 3.3, 3.8	
	(i) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;	As above	Sighted section 3.7	
	(j) details of the construction program highlighting details of peak construction activities and proposed construction staging;	As above	Sighted section 3.1	
	(k) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;	As above	Sighted section 4.2, 4.3, 4.4	
	(l) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including SSD 10349 TAFE Hub redevelopment (if approved); and	As above	Sighted section 4.8.	
(m) 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.	As above	Sighted section 4.2, 4.3, 4.4		
B14	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	The CEMP suite did not undergo changes during the audit period. Sighted Tom Hutchens CV – Acoustic Logic.	C
	(a) be prepared by a suitably qualified and experienced noise expert;			
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	As above	Sighted section 9	
(c) include the recommended noise management and mitigation measures included within the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and	As above	Sighted section 9.1		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd;			
	(d) hours of construction in accordance with conditions C3 to C7;	As above	Sighted section 4.1	
	(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	As above	Sighted section 10.	
	(f) include strategies that have been developed with the community for managing high noise generating works;	As above	Sighted section 10 (p31).	
	(g) describe the community consultation undertaken to develop the strategies in condition B14(f);	As above	Sighted section 10 (p31).	
	(h) include a complaints management system that would be implemented for the duration of the construction; and	As above	Sighted section 10 (p31).	
	(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B11(d).	As above	Sighted section 9.6.7 and 9.6.8.	
B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)	The CEMP suite did not undergo changes during the audit period. Sighted section 8.3.	C
	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	As above	Sighted section 8.6.	
B16	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)	The CEMP suite did not undergo changes during the audit period. Sighted Soil and Erosion Control plans MSP-EN-CV-0401 and MSP-EN-CV-0451 prepared by Enstruct, with accompanying CV. These were provided to Council as part of Condition B29 and B30, City of Ryde have confirmed these are satisfactory, sighted email correspondence received 22.07.2020 (p9-10).	C
	(b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	As above	Sighted ESCP Enstruct drawings, MSP-EN-CV-0401 and MSP-EN-CV-0451.	
	(c) 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);	As above	Sighted Wet Weather Construction Works Plan (p15).	
	(d) detail all off-Site flows from the Site; and	As above	Sighted ESCP Enstruct drawings, MSP-EN-CV-0401 and MSP-EN-CV-0451.	
	(e) 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 5-year ARI and 1 in 100-year ARI.	As above	Sighted letter from Enstruct 21/08/2020 demonstrating compliance with this condition within the CSWMSP	
B17	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service;	Emergency Response Plan–Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)	The CEMP suite did not undergo changes during the audit period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Sighted letter from the SES 27/07/2020 demonstrating consultation with the SES for this condition. Sighted CV (p8).	
	(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);	As above	Sighted FMP20, demonstrates compliance with this condition.	
	(c) include details of: (i) the flood emergency responses for both construction phase of the development;	As above	Sighted FMP1-15, demonstrates compliance with this condition.	
	(ii) predicted flood levels;	As above	Sighted FMP20, demonstrates compliance with this condition. The Ryde Floodplain Risk Management Study and Plan 2015, flood modelling indicated that there would be a number of areas within the study area where development would be subject to flood depths exceeding 2m in the 1% AEP event, including parts of Meadowbank TAFE.	
	(iii) flood warning time and flood notification;	As above	Sighted FMP16, demonstrates compliance with this condition.	
	(iv) assembly points and evacuation routes;	As above	Sighted FMP18, demonstrates compliance with this condition.	
	(v) evacuation and refuge protocols; and	As above	Sighted FMP18, demonstrates compliance with this condition.	
	(vi) awareness training for employees and contractors.	As above	Sighted FMP19, demonstrates compliance with this condition.	
B18	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p>	<p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix C</p> <p>Project induction, current as at July 2021</p> <p>RHSE management system / induction app</p> <p>Azzuri pre-commencement meeting minutes 15/09/20.</p> <p>Azzuri pre-commencement sharing of CTPMP 17/09/20</p> <p>Schindler pre-commencement document issue, 16/04/21</p>	<p>The CEMP suite did not undergo changes during the audit period.</p> <p>The Driver Code of Conduct is included in Appendix C of the CTPMSP.</p> <p>The relevant details of this condition are captured in the Code of Conduct.</p> <p>Pre commencement meetings are held with all subbies (including transport companies).</p> <p>Trucking companies are made aware of haulage routes and parking/marshaling restrictions prior to them coming on board.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) minimise conflicts with other road users;	As above	As above	
	(c) minimise road traffic noise; and	As above	As above	
	(d) ensure truck drivers use specified routes.	As above	As above	
Construction Worker Transportation Strategy				
B19	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix D SMEEP CMP site plan, Rev01.2 DPIE post approval lodgment, 17/08/20 Roberts Co Response to Request for Information, 20/10/21	The Construction Worker Transportation Strategy is included in Appendix D of the CTPMSP. The CEMP suite did not undergo changes during the audit period.	C
Flood Management				
B20	Prior to the commencement of construction (excluding earthworks and remediation) the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has: <ul style="list-style-type: none"> (a) incorporated the management and mitigation measures contained with the <i>Meadowbank Education and Employment Precinct Civil SSDA</i> dated 11 October 2019, prepared by Enstruct and updated by the Civil Response to Submissions ref: 5645 dated 27 February 2020 and prepared by Enstruct; (b) addressed the following flood management and mitigation specifications: <ul style="list-style-type: none"> (i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities; (ii) all fencing must be constructed in a manner that does not affect the flow of flood waters so as to detrimentally change flood behaviour or increase flood levels on adjacent properties; (iii) all basement carpark areas must be designed to withstand and/or allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk; (iv) all habitable areas subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters and constructed of flood compatible building components below the 1% AEP (100 year ARI) plus 500mm freeboard having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; (v) all non-habitable floors subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 300 mm freeboard; 	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
	(vi) any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters; and															
	(vii) Flooding - Suspended Structures - As a minimum, the blockage factor for suspended structures (considering debris and piers) shall be 60%. If the space under the slab is to be used as storage, the blockage factor must be increased to 100%.															
Operational Noise – Design of Mechanical Plant and Equipment																
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
Biodiversity																
B22	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
B23	The requirement to retire credits in condition B22 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
B24	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
	<table border="1"> <thead> <tr> <th>Any PCT with the below TEG</th> <th>Number of Credits</th> <th>Containing hollow bearing trees</th> <th>In the below IBRA subregions</th> </tr> </thead> <tbody> <tr> <td>Sydney Blue Gum High Forest in the Sydney Basin Bioregion – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion (PCT 1237)</td> <td>98</td> <td>Yes</td> <td>Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site</td> </tr> <tr> <td>Turpentine - Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion (PCT 1281)</td> <td>1</td> <td>Yes</td> <td>Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site</td> </tr> </tbody> </table>	Any PCT with the below TEG	Number of Credits	Containing hollow bearing trees	In the below IBRA subregions	Sydney Blue Gum High Forest in the Sydney Basin Bioregion – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion (PCT 1237)	98	Yes	Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site	Turpentine - Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion (PCT 1281)	1	Yes	Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site			
Any PCT with the below TEG	Number of Credits	Containing hollow bearing trees	In the below IBRA subregions													
Sydney Blue Gum High Forest in the Sydney Basin Bioregion – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion (PCT 1237)	98	Yes	Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site													
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Waste Storage and Processing				
B25	<p>Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.</p>	NT
Construction Car Parking and Service Vehicle Layout				
B26	<p>Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</p> <p>(a) all construction vehicles must be able to enter and leave the site in a forward direction;</p> <p>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.</p>	NT
Operational Car Parking and Vehicle Access Arrangements				
B27	<p>Prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</p> <p>(a) a minimum of 60 on-site staff car parking spaces are to be provided for use during operation of the development that have been designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(b) the swept path of the longest service vehicle entering and exiting the site as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) access to the on-site loading bay area including ramp grades, transitions and height clearance must be designed for safe forward in and forward out access of 12.5m Heavy Rigid Vehicle (HRV), as a minimum requirement. The height clearance required is 4.5m, measured from the floor level to any overhead structures such as pipes. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.</p>	NT
Public Domain and Drainage Works				
B28	<p>Prior to the commencement of any footpath or public domain works, the Applicant must submit, for approval by Council, full design engineering drawings prepared by a Chartered Civil Engineer for the proposed public domain works and street scape design, including addressing pedestrian management in accordance with Council's DCP (2014) Part 8.5 Public Civil Works and relevant Development Control Plan and demonstrate to the Certifier that the streetscape design</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part</p>	<p>This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	
B29	Prior to the commencement of any drainage works, the Applicant must submit engineering drawings prepared by a Chartered Civil Engineer to Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B30	Prior to the commencement of and drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits must be cast in-situ and conforming to Council's standard drainage pit details.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Wind				
B31	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the <i>Meadowbank Education and Employment Precinct Wind Comfort and Safety Report</i> dated 14 October 2019, prepared by Windtech Consultants.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Protection of Rail Assets				
B32	<p>Prior to the commencement of construction within the vicinity of the rail corridor, the Applicant must provide the following to the satisfaction of Sydney Trains:</p> <ul style="list-style-type: none"> (a) Confirmation from a qualified Arborist confirming any proposed tree removal will not have an adverse impact on the rail corridor and the embankment stability; (b) Machinery to be used during remediation and any ground works; (c) Demolition, excavation and construction methodology and staging; and (d) Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of. 	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B33	Prior to the commencement of construction, appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B34	Prior to the commencement of construction the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.	construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	
B35	Prior to the commencement of construction, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineers stating that the proposed works are to have no negative impact on the embankment, rail corridor and associated rail infrastructure. The provision of a cut and fill plan for all land within 25m of the rail corridor shall be provided as a minimum with the certification. If deemed by Sydney Trains that the works will or potentially have a negative impact, the Applicant shall provide the requested engineering documentation as advised by Sydney Trains for their endorsement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B36	If required by Sydney Trains, prior to the commencement of construction, a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B37	Prior to the commencement of construction the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B38	Prior to the commencement of construction, the Applicant shall provide an accurate survey locating the proposed development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains representative.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B39	Prior to commencement of construction, the Applicant must consult with Sydney Trains in relation to facilitating appropriate emergency and maintenance access to the rail corridor from Rhodes Street.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Compliance Reporting				
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT
B41	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT

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B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT
Pedestrian Infrastructure Improvements				
B44	<p>Within six months of the commencement of construction, or other timeframe agreed by the Planning Secretary, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the school. The Strategy must include details for the delivery of the following infrastructure prior to commencement of operation of the schools unless otherwise agreed in writing by the Planning Secretary under condition B45:</p> <p>(a) minimum of 1.2 metre and where feasible up to a maximum 1.5 metre footpath on the western side of Hermitage Road;</p> <p>(a) 2.5 metre Shared User Path on the southern side of Macpherson Street, between Mellor and Bowden Streets;</p> <p>(a) 2.5 metre Shared User Path on the eastern western side of Bowden Street, from Victoria Road to Macpherson Street;;</p> <p>(b) 1.35 metre footpath on the southern side of Squire Street; and</p> <p>(c) 2.5 metre Shared User Path on the southern side of Rhodes Street.</p>	<p>Notification to DPIE, 14/08/20</p> <p>Letter SINSW to DPIE 24/02/21</p> <p>Email Council to Colliers 14/04/21</p> <p>Council advice on the Independent Audit scope, 20/10/21</p> <p>SINSW response to Council advice on the Independent Audit scope, 02/11/21.</p> <p>Modification No. 4: https://www.planningportal.nsw.gov.au/major-projects/project/43326</p> <p>Letter SINSW to DPE, 12/04/22 (submission of Public Domain Enhancement Strategy)</p> <p>Letter DPE to SINSW, 28/04/22 (DPE RFI on the Public Domain Enhancement Strategy)</p> <p>Letter SINSW to DPE, 16/05/22 (response to DPE RFI).</p> <p>Letter DPE to SINSW, 07/06/22 (Approval of Public Domain Enhancement Strategy)</p>	<p>Note that this condition was modified during the audit period (Mod 4). This checklist reflects the updated conditions as stated in Mod 4.</p> <p>Mod 4 allowed for alternate timing on the delivery of the infrastructure. See D14.</p> <p>The Public Domain Enhancement Strategy was prepared and endorsed by Council. It addresses the requirements of this condition.</p> <p>The Department raised several items for SINSW to provide clarification on, namely around identification of the document, details on the timing of completion of the works, how the document will encourage active transport.</p> <p>SINSW provided a response to each and the Department approved the document on 07/06/22.</p>	C
B45	<p>The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Paths required under condition B44, including reduced footpath widths, that encourage walking and cycling to the school and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:</p> <p>(a) Demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or</p> <p>(b) An agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.</p>	<p>Notification to DPIE, 14/08/20</p> <p>Letter SINSW to DPIE 24/02/21</p> <p>Email Council to Colliers 14/04/21</p> <p>Council advice on the Independent Audit scope, 20/10/21</p> <p>SINSW response to Council advice on the Independent Audit scope, 02/11/21.</p> <p>Modification Application No. 4: https://www.planningportal.nsw.gov.au/major-projects/project/43326</p>	Refer response to CoC B44.	NT

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Pre-construction Road Safety Design Audit				
B46	A road safety audit of all new traffic facilities including road widening, pedestrian crossings and shared user paths must be undertaken by a qualified road safety auditor at no cost to Council. The road safety audit reports are to be submitted to Council prior to commencement of any construction of new traffic facilities. All applicable recommendations must be agreed with Council and addressed by the Applicant.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	Site inspection 20/10/21	<p>The site notice was sighted during the third independent audit site inspection. It included the information and the design requirements from this condition.</p> <p>The sign was removed upon completion of construction.</p>	C
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>RP mobile plant checklist RP-FORM-149</p> <p>RP-FRM-140-Plant and equipment register current to 17/02/22</p> <p>RPHSE system, induction module</p>	<p>The Plant Risk Assessments set out risks and controls for the operation of the plant to ensure they are operated / can be operated safely.</p> <p>The checklist includes parts to verify plant selection assessment, compliance documentation (including ops manual, risk assessment and service history), minimum plant peruse acceptance.</p> <p>The plant and equipment register identifies all plant service check dates. Plant identified as being on site is within the service period.</p> <p>RPHSE system, induction module includes verification of operator competency, tickets and signing of SWMS.</p>	C
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p>	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p>	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4.	NC

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	<p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p>	<p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p> <p>Complaints Register current to 15/05/22</p> <p>Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)</p>	<p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	
C4	<p>Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p> <p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p> <p>Complaints Register current to 15/05/22</p> <p>Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)</p>	<p>The induction covers off relevant requirements for the works including hours of work. Refer response to CoC C3 and C4. The identified OOHW did not utilize this condition.</p>	NT
C5	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers.</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works or to provide alignment to other approvals associated with the development such as a Section 138 Roads Act 1993 approval.</p>	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p> <p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p>	<p>The induction covers off relevant requirements for the works including hours of work. Refer response to CoC C3 and C4.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	NC

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		<p>Complaints Register current to 15/05/22</p> <p>Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)</p>		
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p> <p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p> <p>Complaints Register current to 15/05/22</p> <p>Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)</p>	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken. The OOHW did not have approval from the planning secretary as per C3(d), did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	NC
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	Interview with auditees 27/05/22	There have not been any of these activities undertaken during the audit period.	NT
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). Should the implementation or effectiveness of the CEMP be impacted by surrounding major development not encompassed in the approved CEMP, the CEMP measures and controls are to be revised accordingly and submitted to the Certifier and a copy provided to Council for information.	<p>Project induction, current as at March 2022</p> <p>RHSE management system / induction app</p> <p>iAuditor RP Site Inspection register (dashboard).</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>Pre-start and Toolbox Talk records, December 2021 – March 2022</p> <p>RP mobile plant checklist RP-FORM-149</p>	<p>Note that construction was complete well before the audit was undertaken and, therefore, physical implementation of the CEMP was not able to be sighted. The auditor has relied on historical records to determine whether construction related requirements have been implemented.</p> <p>Inductions and training were being delivered covering environmental risks and requirements relevant to the works. The induction includes a reminder that everyone needs to be aware of their obligations under the SSD.</p> <p>RP Site Inspections were occurring on a regular basis and included a requirement to check environmental issues and housekeeping. Issues are reported by exception. The iAuditor enables actions to be assigned to a responsible person and tracked through to completion.</p>	C

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		<p>RP-FRM-140-Plant and equipment register current to 17/02/22</p> <p>RPHSE system, induction module</p> <p>Complaints register current to 15/05/22</p>	<p>Inaction (if any) results in escalation to an environmental or site safety notice.</p> <p>Plant and equipment appears to have been well maintained.</p> <p>Observation: There are a number of complaints received relating to construction impacts (noise, traffic, worker behavior). The auditees advise that these complaints were predominantly from a single complainant with whom they have continued to work with to resolve the issues. According to the register and the auditees, the complaints were investigated and for each it was determined that the CEMP was being implemented (with the exception of the non-compliant OOHW as stated in C3/C5/C6) or the issues were not related to construction or the issues were part of approved design or the issue was related to a third party.</p>	
Construction Traffic				
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Complaints Register current to 15/05/22</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p>	<p>All construction vehicles appeared to be placed within the site at previous inspections. Parking for ~100 vehicles was available onsite. With the diminished construction on site it is unlikely that queuing was required.</p> <p>That being said, public domain works were undertaken during the audit period and this would have required traffic and laydown in the work zone. There are a number of complaints received relating to traffic and parking. The auditees advise that these complaints were predominantly from a single complainant with whom they have continued to work with to resolve the issues. According to the register and the auditees, the complaints were investigated and for each it was determined that the traffic and parking impacts from construction were in line with the CTPMSP and the consent, and Council's Section 138.</p>	C
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<p>Site inspection 26/05/22</p> <p>Interview with auditees 27/05/22</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>No hoarding is present on site as construction was completed prior to the audit. The auditees were aware of the need to maintain hoarding during construction and issues would be identified and managed through HSE inspections. The inspection records do not identify any issues relating to this requirement.</p>	C
No Obstruction of Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site inspection 26/05/22</p> <p>Complaints Register current to 15/05/22</p>	<p>No obstructions were sighted. No complaints received regarding this requirement.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP) Works notification, 16/02/22 and 29/03/22. Pre-start and Toolbox Talk records, December 2021 – March 2022 Project induction, current as at March 2022 Complaints Register current to 15/05/22	The controls specified in the CNVMSP appeared to have been installed, implemented. The auditor notes that the CNVMSP largely deals with the main development rather than public domain works in close proximity to receivers. Had construction been ongoing at the time of the audit, there may have been value in reviewing the CNVMSP to ensure these works were adequately captured and that any specific requirements reviewed / updated. Refer finding in relation to CoC C3 and C5 with regards to complying with work hours.	C
C13	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 C3.	Complaints Register current to 15/05/22 Pre-start and Toolbox Talk records, December 2021 – March 2022 Project induction, current as at March 2022	The induction and pre-start meetings cover off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. Refer to findings in relation to CoC C3/C5/C6 regarding OOHW. It is understood that the OOHW did not involve truck deliveries.	C
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	RP Earthmoving plant and equipment checklist RP-FORM-142 RP mobile plant checklist RP-FORM-149 Complaints Register current to 15/05/22	Boom lifts and other mobile excavators have quackers installed. The small scissor lifts are fitted with beepers as standard. These are operating within the building. These scissor lift beepers only sound when moving from side to side (not up and down). The plant assessments from earlier audit periods remain relevant to the end of construction.	C
C15	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.	Refer to evidence sighted in relation to CoC C3, C4, C23 – C14	Whilst noise is being generated it appears to be as predicted in the EIS and being managed as per the CNVMSP, noting however the non-compliance with C3,C5,C6.	C
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 26/05/22 Complaints Register current to 15/05/22	Earthworks were completed prior to the current audit period and did not involve pile driving or other high impact works. No vibration intensive works were required in close proximity to receivers. No vibration related complaints were recorded on the complaints register.	C
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection 26/05/22 Complaints Register current to 15/05/22	Residential receivers are within 30m of works, however no vibration related complaints were recorded on the complaints register.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	The CNVMSP does not provide for an alternative process. No vibration intensive works occurred during the audit period. Residential receivers are within 30m of works, however no vibration related complaints were recorded on the complaints register.	NT
Tree Protection				
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment</i> dated 10 October 2019 and prepared by Earthscape Horticultural Services; and (d) 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.	Site inspection 26/05/22 Interview with auditees 27/05/22 Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment Earthscape, 10/10/19 Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping) Operation and Maintenance Manual, Landscape Solutions, August 2021 (OLMP) Email Urbis to Roberts, 19/10/21	No street trees have been trimmed or removed by the Project during the audit period. No street trees have been trimmed or removed by the Project during the audit period. Observation from the third Independent Audit: The arborist recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements. The Auditor is not aware of the Department raising any concerns over this matter and did not raise any concerns during the consultation on the fourth Independent Audit scope. The architect and landscaper have confirmed that landscaping has been installed as per the landscaping design. No issues with landscaping were observed during the inspection. To the Auditor's knowledge no excavation or surface disturbance works have occurred within Tree Protection Zones with the exception of completion of landscaping as per design.	C
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 26/05/22 Interview with auditees 27/05/22 Complaints Register current to 15/05/22. HSE inspection records, November 2021 – March 2022 iAuditor RP Site Inspection register (dashboard).	Ground disturbance works on the main project site were nearly complete at the time of the third Independent Audit and were long completed at the fourth Independent Audit. Dust risk from the main project site during the audit period is negligible. There was a potential for dust emissions from the public domain works however water was available for wetting down as required. HSE inspections were being undertaken during the audit period and did not identify dust as an issue.	C

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			No complaints regarding dust were received during the audit period.	
C21	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection 26/05/22</p> <p>Interview with auditees 27/05/22</p> <p>Complaints Register current to 15/05/22.</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email Council to Colliers 27/04/22 – 17/06/22</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>Ground disturbance works on the main project site were nearly complete at the time of the third Independent Audit and were long completed at the fourth Independent Audit. Dust and material tracking risk from the main project site during the audit period is negligible. Many of the controls from this condition are redundant.</p> <p>There was a potential for dust emissions from the public domain works however water was available for wetting down as required.</p> <p>HSE inspections were being undertaken during the audit period and did not identify dust as an issue.</p> <p>No complaints regarding dust or material tracking were received during the audit period.</p> <p>The Auditor is not aware of Council compliance raising issues with dust or material tracking onto their roadway.</p>	C
Erosion and Sediment Control				
C22	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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<p>Site inspection 26/05/22</p> <p>Interview with auditees 27/05/22</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>Ground disturbance works on the main project site were nearly complete at the time of the third Independent Audit and were long completed at the fourth Independent Audit. Erosion and sediment risk from the main project site during the audit period is negligible. Further the operational stormwater system was functioning.</p> <p>There was a potential for erosion and sedimentation from the public domain works. It is understood that drains and kerbs were protected during the works.</p> <p>HSE inspections were being undertaken during the audit period and did not identify erosion and sediment control as an issue.</p> <p>No complaints regarding soil and water or material tracking were received during the audit period. The Auditor is not aware of Council compliance raising issues with dust or material tracking onto their roadway.</p>	C
Imported Soil				
C23	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p> <p>Interview with auditees 27/05/22</p>	<p>The Validation report identifies all material loads imported to the site. Refer Section 8.2-8.5 of the report. The report identifies the types and volumes of material imported. It confirms that only VENM, ENM, or other material approved by the EPA through a general exemption order was imported. Records supporting the findings are included. Volumes and details on certification have been included</p> <p>All material import is reviewed by the Contaminated Sites Auditor. The Contaminated Site Auditor confirmed the</p>	C

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			adequacy of imported soils and confirmed that the site is suitable for its intended use through issue of the Site Audit Statement. The Auditor is not aware of any such request being raised by the Certifier.	
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Section 73 Certificate, Sydney Water, 17/09/20 Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave). Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Email Council to Colliers 27/04/22 – 17/06/22	A Section 73 Certificate has been obtained for connection to Sydney Water stormwater. The Section 138 permits the Project to carry out works on Council drainage on the street. Both operational arrangements were in place during the audit. The auditor is not aware of Council compliance raising any concerns over discharges of stormwater.	C
Stormwater Management System				
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with the requirements of condition B29; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	Notification to DPIE, 14/08/20 RP email to Certifier, 16/07/20 Enstruct Design Statement, 03/07/20 Enstruct Design Statement, 14/07/20 Council email to RP, 22/07/20 Certifier email to RP, 23/07/20 Design Statement, Enstruct, 20/07/20	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20. Enstruct confirmed compliance of design with regards to site stormwater infrastructure and associated assets. Council confirmed satisfaction on 22/07/20 The Certifier verified this as satisfied on 23/07/20	C
C26	Prior to commencement of the drainage works, a notice of intention to commence drainage works must be submitted to Council's City Works Directorate.	City of Ryde, notice to commence work form, 24/07/20 Email RP to Council, 24/07/20 Certifier email to RP, 28/07/20	The notice was completed and submitted to the Council.	C
Unexpected Finds Protocol – Aboriginal Heritage				
C27	To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types, and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.	Interview with auditees 27/05/22 220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (auditee response to WolfPeak Request for Information)	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT

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C28	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with auditees 27/05/22 220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (auditee response to WolfPeak Request for Information)	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT
C29	Construction works shall be carried out in accordance with the recommendations of the <i>Meadowbank Education and Employment Precinct Schools Precinct Aboriginal Cultural Heritage Assessment Report</i> dated 11 October 2019 and prepared by Urbis Pty Ltd.	Meadowbank Education and Employment Precinct Schools Precinct Aboriginal Cultural Heritage Assessment Report, Urbis, 11/10/19 Project induction, current as at July 2021 Email Urbis to RP, 14/10/20 Email chain, Colliers and Aboriginal Learning and Well-Being, 14-15/10/20 Photo series of smoking ceremony 01/12/20	The relevant recommendations from the ACHAR are induction, unexpected finds, consideration of drone imaging and ongoing consultation. Refer to the second Independent Audit Report for details on the consultation. The evidence referred to at the third Independent Audit remains relevant for the current audit period. Construction is complete. Therefore there is no need for consultation on potential impacts arising on the project.	C
Unexpected Finds Protocol – Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Interview with auditees 27/05/22 220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (auditee response to WolfPeak Request for Information)	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT
Waste Storage Processing				
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 26/05/22 Interview with auditees 27/05/22 Complaints Register current to 15/05/22. HSE inspection records, November 2021 – March 2022 iAuditor RP Site Inspection register (dashboard). Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Email Council to Colliers 27/04/22 – 17/06/22	HSE inspections were being undertaken during the audit period and did not identify waste management as an issue. No complaints regarding waste were received during the audit period. The Auditor is not aware of Council compliance raising issues with waste onto their roadway/land.	C
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).	Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	The Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification	C

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		<p>BINGO Waste Report current to April 2022</p> <p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p>	<p>reports. Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report.</p> <p>Excavated material from the public domain works appears to have been classified as per the Guidelines.</p> <p>This was verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p> <p>With bulk excavation and remediation complete, all other building and demolition waste is pre classified under the Waste Classification Guidelines. This includes timber, concrete, steel, green waste, plastics etc.</p> <p>Building and demolition waste (pre-classified under the Waste Classification Guidelines) is being recycled at approximately 93%. Volumes were being tracked for each material type in the monthly BINGO reports.</p>	
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p> <p>Complaints Register current to 15/05/22.</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email Council to Colliers 27/04/22 – 17/06/22</p>	<p>Concrete washout trays were available and in use during the inspection on the third Independent Audit. Once cured the material is tipped into the BINGO skips for recycling off site.</p> <p>Construction works were completed at the time of the fourth independent audit.</p> <p>HSE inspections were being undertaken during the audit period and did not identify concrete waste management as an issue.</p> <p>No complaints regarding concrete waste were received during the audit period.</p> <p>The Auditor is not aware of Council compliance raising issues with concrete waste onto their roadway/land, with the exception of minor defects relating to concreting.</p>	C
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p> <p>BINGO Waste Report current to April 2022</p> <p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p>	<p>The Interim Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification reports). Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report. This was verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p> <p>The BINGO waste report tracks skip bin waste which is all pre-classified. The disposal destinations are identified within the CWMS (Auburn and Eastern Creek).</p>	C
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Observation: Section 8.1 of the Site Validation Report states that 'As per the Protection of Environment (Waste) Regulations 2005, a review of EPA consignment authorisations was undertaken so to	C

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		<p>BINGO Waste Report current to April 2022</p> <p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p>	<p>ensure that the contractors' obligations under the regulations were being achieved. Although not all EPA consignment authorisations were provided (due to problems encountered with the system), Alliance are satisfied that the documentation provided indicates that all waste materials transported offsite were lawfully disposed of. EPA consignment notes that were provided by the client and the Consignment Register Summary is included as Appendix F' (of the Validation Report). This was considered and reviewed by the Contaminated Sites Auditor and deemed adequate, through issue of the Site Audit Statement.</p>	
Outdoor Lighting				
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Complaints Register current to 15/05/22.</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>HSE inspections were being undertaken during the audit period and did not identify lighting as an issue.</p> <p>No complaints regarding light spill were recorded on the complaints register during the audit period.</p>	C
Independent Environmental Audit				
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter, DPIE to SINSW, 28/09/20	The team was approved prior to commencement	C
C38	<p>Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is:</p> <p>(a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and</p> <p>(b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p>	<p>Notification to DPIE, 14/08/20</p> <p>SMEEP Independent Audit Report, WolfPeak, 05/01/21</p> <p>SMEEP Independent Audit Report, WolfPeak, 01/06/2021</p>	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20.</p> <p>Commencement of construction occurred on 24/08/20. The first Audit Report was finalized prior to 16/11/20. An update occurred in January 21 in response to Department comments.</p> <p>The second independent audit was not completed within 6 months of the first. This non-compliance was reported in the second independent audit report.</p>	NT
C39	In all other respects Table 1 of the Independent Audit Post Approval Requirements 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 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 27/05/22	There have not been any directions from the Planning Secretary which altered the timing in the IAPAR. See finding in relation to timing under C40.	NT
C40	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	<p>This audit</p> <p>SMEEP Independent Audit No 3 Audit Report, WolfPeak, 06/12/21</p> <p>Independent Audit Post Approval Requirements, Department, May 2020</p>	<p>This Audit was conducted in accordance with the 2020 IAPAR. The Department did not raise any issues with previous reports.</p> <p>Non-compliance: According to the IAPAR the fourth Independent Audit site inspection for the construction period (including public domain works) was due on 20/04/22. The fourth Independent Audit site inspection did not occur until 26/05/22.</p>	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26) DPE post approval portal lodgement 23/05/22 (non-compliance with C40 and the late reporting of this under A26).		
C41	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent, or condition C39 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	SMEEP Independent Audit No 3 Audit Report, WolfPeak, 06/12/21 Letter SINSW to DPIE, 14/12/21 DPIE post approval portal lodgment record 14/12/21 (lodgement of Independent Audit No. 3)	SINSW completed a review on the first Independent Audit Report and provided a response to the findings. The Audit and the response to the findings was submitted to the Department. The Independent Audit Report and the response to the findings are on the website. NB: the auditor cannot confirm the upload date.	C
C42	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	SMEEP Independent Audit No 3 Audit Report, WolfPeak, 06/12/21 Letter SINSW to DPIE, 14/12/21 DPIE post approval portal lodgment record 14/12/21 (lodgement of Independent Audit No. 3)	The Audit and the response to the findings was submitted to the Department within 2 months of the site inspection (being 20/10/21).	C
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection 26/05/22 Interview with auditees 27/05/22	Whilst construction is complete (excluding hermitage Road public domain works), the auditor is not aware of any request to cease audits.	NT
Protection of Rail Assets				
C44	Prior to the installation of fencing along the railway boundary of the site, the Applicant must liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Fencing must be fit for the future usage of the development site, including minimising risks from vandalism involving objects being thrown or inadvertently directed into the rail corridor, and prevent unauthorised access to the rail corridor. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	Site inspection 26/05/22 Interview with auditees 27/05/22	No fencing has been installed by the Project. Pre-existing fencing was installed by TAFE.	NT
C45	No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.	Site inspection 26/05/22 Interview with auditees 27/05/22	The Project is more than 6 metres from live electrical equipment. Construction at the main project site is complete.	NT
C46	No work is permitted within the rail corridor (including airspace), or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an Agreement with, Sydney Trains/RailCorp has been obtained by the Applicant.	Site inspection 26/05/22 Interview with auditees 27/05/22	No works have occurred within the rail corridor	NT
C47	The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".	Project Risk Assessment, Sydney Trains Letter, Sydney Trains to Certifier, 13/08/20	The Risk Assessment includes and assessment against the requirement of the Guidelines. This was issued to Sydney Trains with the information submitted under B32. Sydney Trains confirmed satisfaction. Refer to CoC B32.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Sydney Trains to Roberts, 14/10/20		
C48	During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.	Site inspection 26/05/22 Interview with auditees 27/05/22	The Project is implementing adequate controls to date. The potential for pollution to enter the corridor (due to lay of land, controls implemented and the fact that works do not extend to the corridor) is negligible.	C
C49	Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.	Interview with auditees 27/05/22 Email RP to TfNSW and Sydney Trains 17/07/20	No requests have been made by Sydney Trains / TfNSW. Contacts have been provided to Sydney Trains or TfNSW and construction (excluding Hermitage Road public domain works) is complete.	NT
C50	Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.	Letter, Sydney Trains to Certifier, 13/08/20 Email Sydney Trains to Roberts, 14/10/20	No works have occurred within the vicinity of the rail corridor. The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works. The approval lists the documentation prepared by the Project to obtain that approval. Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1. There have been no requirements imposed by Sydney Trains.	C
C51	The applicant must not at any stage block the corridor access gate on Rhodes Street, and should make provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.	Site inspection 26/05/22 Interview with auditees 27/05/22	There is an access off site. The Project has not had a need to block the driveway. No complaint has been received to date.	C
C52	All works within 6 metres of the nearest transmission line conductor must comply with: (a) ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure; (b) The Safe Approach Distances (SADs) in the Sydney Trains Document titled “SMS-06-GD-0268 – Working Around Electrical Equipment”; and (c) “WorkCover Code of Practice – Work Near Overhead Power Line (The Code)”. <i>Note: Sydney Trains advises there is an 11kv and 33 kV High voltage Aerial Transmission Lines in near proximity to the proposed works.</i>	Site inspection 26/05/22 Interview with auditees 27/05/22	The Project is more than 6 metres from live electrical equipment	NT
C53	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:	Letter, Sydney Trains to Certifier, 13/08/20	B39 requires that prior to commencement of construction, the Applicant must consult with Sydney Trains in relation	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;</p> <p>(b) acts as the authorised representative of the Applicant; and</p> <p>(c) is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.</p>	<p>Letter RP to Sydney Trains 16/07/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>to facilitating appropriate emergency and maintenance access to the rail corridor from Rhodes Street.</p> <p>RP provided information in relation to this plus contacts for the Project.</p> <p>The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works.</p> <p>Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2.</p> <p>The approval lists the documentation prepared by the Project to obtain that approval. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p>	
C54	Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.	<p>Email RP to TfNSW and Sydney Trains 17/07/20</p> <p>Letter, Sydney Trains to Certifier, 13/08/20</p> <p>Letter RP to Sydney Trains 16/07/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>Refer response to CoC B32, B33, B34, B35, B36, B38, B39, C49 and C50.</p> <p>Evidence demonstrates consultation is ongoing and documentation is being provided as required.</p>	C
C55	Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is north interface and they can be contacted via email on North_Interface@transport.nsw.gov.au.	<p>Email chain RP and Sydney Trains (North_interface)</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>Evidence shows that correspondence has been provided to North_interface@transport.nsw.gov.au. On 13/08/20 the Sydney Trains Senior Program Manager requested that correspondence not be sent to the mailbox. Correspondence on 14/10/20 shows ongoing consultation to the Sydney Trains Senior Program Manager.</p> <p>There have been no further requirements to consult with Sydney Trains in the audit period.</p>	C
Engineering Works				
C56	All engineering works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.	<p>Enstruct Design Statement, 03/07/20</p> <p>Certifier email to RP, 16/07/20</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>	<p>The Enstruct Design Statement confirms compliance with Councils DCP, Part 8.5.</p> <p>The Certifier verified compliance on 16/07/20.</p> <p>Council issued the Section 138 confirming acceptance of design of public domain works.</p>	C
C57	<p>The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following:</p> <p>(a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);</p>	<p>RP email to Certifier, 16/07/20</p> <p>Enstruct Design Statement, 03/07/20</p> <p>Enstruct Design Statement, 14/07/20</p>	<p>Enstruct confirmed compliance of design with regards to site stormwater infrastructure and associated assets.</p> <p>Council confirmed satisfaction on 22/07/20</p> <p>The Certifier verified this as satisfied on 23/07/20.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) A minimum horizontal clearance of 1.0 m is to be provided from the outside edges of the existing stormwater pipe/culverts to the proposed structures. All setbacks of the proposed structures including eaves of roof from Council's drainage lines shall be shown on the plans submitted;</p> <p>(c) Detailed design drawings of the footings and foundations of the proposed structures shall be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and</p> <p>(d) A Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater conduit and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.</p>	<p>Council email to RP, 22/07/20</p> <p>Certifier email to RP, 23/07/20</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>	<p>Council issued the Section 138 confirming acceptance of design of public domain works.</p>	
Ground Anchors				
C58	<p>The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the <i>Roads Act 1993</i>. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:</p> <p>(e) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;</p> <p>(f) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval; and</p> <p>(g) the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.</p>	<p>Letter RP to Certifier, 14/07/20</p>	<p>No ground anchors are being extended into the public roadway.</p>	NT
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	<p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Letter SINSW to DPE 08/03/22 (notice of commencement of operations)</p> <p>DPE post approval portal lodgement 08/03/22 (notice of commencement of operations)</p>	<p>Operations were notified on 08/03/22. Operations commenced on 26/04/22</p>	C
External Walls and Cladding				
D2	<p>Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>	<p>Installation certificate (and associated data sheets), Sharvain Projects, 26/11/21 (cladding installation certificate).</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The contractor confirmed compliance with this condition and the information was submitted to and accepted by the Certifier through issue of Crown Completion Certificate.</p>	C
D3	<p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>Installation certificate (and associated data sheets), Sharvain Projects,</p>	<p>The information was submitted to the Department within the timeframe required by this condition.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		26/11/21 (cladding installation certificate). Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 DPE post approval portal lodgement 23/02/22		
Post-construction Dilapidation Report				
D4	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council.</p>	<p>Post construction dilapidation report, Acumen Engineers, January 2022</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Letter Roberts to Council, 09/02/22 (submission of dilapidation report to Council)</p> <p>Document receipt Council, 10/02/22 (receipt of dilapidation)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Interview with auditees 27/05/22</p>	<p>A dilapidation report was prepared.</p> <p>The dilapidation report did not identify any residual damage.</p> <p>A complaint was received regarding damage to a resident's fence. The Project investigated and the dilapidation report identified that the issues with the fence were pre-existing condition.</p> <p>Council provided acceptance of engineering and road works, noting that defects associated with those works were being worked through.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Conditions of this consent.</i></p>	<p>Post construction dilapidation report, Acumen Engineers, January 2022</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Letter Roberts to Council, 09/02/22 (submission of dilapidation report to Council)</p> <p>Document receipt Council, 10/02/22 (receipt of dilapidation)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Interview with auditees 27/05/22</p>	<p>A dilapidation report was prepared.</p> <p>The dilapidation report did not identify any residual damage to Council or other public assets.</p> <p>A complaint was received regarding damage to a resident's fence. The Project investigated and the dilapidation report identified that the issues with the fence were pre-existing condition.</p> <p>Council provided acceptance of engineering and road works, noting that defects associated with those works were being worked through.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
D6	<p>Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, must be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's standards and specifications are available on the Council website.</p>	<p>Site inspection 26/05/22</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p>	<p>Public areas appeared to be safe during the inspection.</p> <p>The Council noted this as accepted in their letter of acceptance for engineering and road works.</p>	C
Protection of Property				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<p>Post construction dilapidation report, Acumen Engineers, January 2022</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Letter Roberts to Council, 09/02/22 (submission of dilapidation report to Council)</p> <p>Document receipt Council, 10/02/22 (receipt of dilapidation)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Interview with auditees 27/05/22</p>	<p>A dilapidation report was prepared.</p> <p>The dilapidation report did not identify any residual damage to Council or other public assets.</p> <p>A complaint was received regarding damage to a resident's fence. The Project investigated and the dilapidation report identified that the issues with the fence were pre-existing condition.</p> <p>Council provided acceptance of engineering and road works, noting that defects associated with those works were being worked through.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
Utilities and Services				
D8	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Section 73 Certificate, Sydney Water, 17/09/20	The Project obtained the Section 73 prior to operations.	C
Roadworks, Signposting and Associated Markings				
D9	<p>The following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW:</p> <p>(a) the proposed wombat pedestrian crossing on Macpherson Street where it intersects Mellor Street, as identified in the Meadowbank Education and Employment Precinct Schools Project Transport and Accessibility Impact Assessment dated 28 February 2020 prior to commencement of operation;</p> <p>(a) the provision of a pedestrian crossing on See Street where it intersects with Macpherson Street within 3 months of commencement of operation or timing otherwise agreed by the Planning Secretary;</p> <p>(b) the upgrade of the existing pedestrian refuge at the Bowden Street roundabout to a wombat pedestrian crossing; and</p> <p>(c) construct and implement the measures agreed to as part of the public domain enhancement strategy approved under condition B44 to encourage walking and cycling to the school.</p>	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Collier, 06/05/22 – 15/06/22</p> <p>Site inspection 26/05/22</p>	<p>Council provided direction to proceed with the design pedestrian crossing at Mellor Street on 25/05/22. Colliers and Council had several points of communication to clarify some basic scope and design expectations. On 02/06/22 Colliers confirmed that it would progress the design.</p> <p>The school had not been operational for more than three months at the time of the fourth Independent Audit. That being said, the crossings were sighted on the day of the inspection.</p> <p>On 16/05/22 SINSW confirmed that:</p> <p>(a) a 1.2 metre to 1.5 metre Shared User Path (SUP) will be constructed on the western side of Hermitage Road within six months of commencing school operations as approved in Modification 4 issued by DPE on 12 April 2022.</p> <p>(b) A 2.5 metre SUP has been constructed on the southern side of Macpherson Street, between Mellor and Bowden Streets, as required by Condition B44(b), as approved by City of Ryde Council in their Endorsed Public Domain Plans issued on 22 July 2021 and Council's Conditional Compliance Certificate issued on 22 April 2022 .</p> <p>(c) A 2.5 metre SUP has been constructed on the western side of Bowden Street, from Victoria Road to Macpherson Street, as required by Condition B44(c) and as approved by City of Ryde Council in their Endorsed</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Public Domain Plans issued on 22 July 2021, Modification 4 issued by DPE on 12 April 2022 and Council's Conditional Compliance Certificate issued on 22 April 2022.</p> <p>(d) Upgrades and repairs to the existing footpath on the southern side of Squire Street have been undertaken to provide a 1.35 metre footpath from Sutherland Avenue to Bowden Street as approved by City of Ryde Council in their Endorsed Public Domain Plans issued on 22 July 2021, Modification 4 issued by DPE on 12 April 2022 and Council's Conditional Compliance Certificate issued on 22 April 2022.</p> <p>(e) A 2.5 metre SUP has been constructed on the southern side of Rhodes Street, as required by Condition B44(e) and as approved by City of Ryde Council in their Endorsed Public Domain Plans issued on 22 July 2021</p>	
D10	Prior to the commencement of the operation of the new schools, the Applicant must consult with Council and TfNSW in relation to the need for the provision of a wombat pedestrian crossing or alternative pedestrian infrastructure upgrade works at the northern end of Mellor Street near/at its intersection with Victoria Road.	<p>Meeting minutes, 19/11/20</p> <p>Meeting agenda, 18/12/20</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Collier, 06/05/22 – 15/06/22</p>	Council provided direction to proceed with the design pedestrian crossing at Mellor Street on 25/05/22. Colliers and Council had several points of communication to clarify some basic scope and design expectations. On 02/06/22 Colliers confirmed that it would progress the design.	C
D11	Evidence of consultation and outcomes of consultation undertaken under condition D10 must be provided to the Planning Secretary prior to the commencement of the operation of the new schools.	<p>Letter SINSW to DPE, 05/04/22</p> <p>DPE post approval portal lodgement 12/04/22</p>	SINSW provided the details of consultation prior to operations.	C
D12	A pedestrian crossing on Rhodes near/at its intersection with Mellor Street must be provided, subject to agreement and relevant approvals from Council and/or TfNSW, within 3 months of commencement of operation or timing otherwise agreed by the Planning Secretary.	<p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Colliers, 06/05/22 – 15/06/22</p> <p>Letter SINSW to DPE, 27/06/22 (request for extension to D12).</p> <p>Letter DPE to SINSW, 08/07/22 (approval to extend D12 to 30/01/23).</p>	<p>Public domain works were delivered as per the approved Section 138 as evidenced through the conditional compliance certificate dates 22/04/22.</p> <p>Council provided direction to proceed with the design pedestrian crossing at Mellor Street on 25/05/22. Colliers and Council had several points of communication to clarify some basic scope and design expectations. On 02/06/22 Colliers confirmed that it would progress the design. As the agreement from Council has only just been received, the crossing has not yet been delivered. On 27/06/22 SINSW sought an extension to the due date of this requirement to 30/01/23. On 08/07/22 the Department approved that request.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D13	Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with:	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22	<p>Observation: On 22/04/22 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15/07/22.</p> <p>The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.</p>	C
	(a) all required School Zone signage, speed management signage, pedestrian safety signage, bus zone signage and associated pavement markings along all nominated bus zone and pick-up/drop-off zones on Rhodes and Macpherson Streets, must be installed, inspected by Council and / TfNSW (where relevant) and handed over to Council and / or TfNSW(RMS) (whichever applicable);			
	(b) all roads and traffic facilities outside the school boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road, pavement or pedestrian crossing construction works;			
	(c) all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;			
	(d) School Zone signs and pavement marking patches must be removed and installed in accordance with TfNSW approval/authorisation, guidelines and specifications. All School Zone signs and pavement markings must be installed prior to student occupation of the site;			
	(e) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993;			
	(f) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained;			
(g) the Applicant must submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site:	Email Colliers to TfNSW 20/12/21 (submission of docs to TfNSW)	The information was submitted to TfNSW on 20/12/21. No response has been provided.	C	
(i) A copy of Council's development Conditions of Consent;				
(ii) The proposed school commencement/opening date; and				
(iii) Two (2) sets of detailed design plans showing the following: School property boundaries; all adjacent road carriageways to the school property; proposed school access points to the public road network and any conditions imposed/proposed on their use; existing and proposed pedestrian crossing facilities on the adjacent road network; existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and existing and proposed street furniture and street trees.				
Public Domain Upgrades				
D14	Prior to the commencement of the operation of the new schools, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works:	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).	<p>Council provided satisfaction of D14 through their conditional completion certificate and correspondence records D21/162713, D21/162714, D21/162715, D21/162716.</p> <p>The conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to</p>	C
	(a) the full reconstruction of half road width for the Rhodes Street frontage of the development site and along the bus bays to be constructed on Macpherson Street where there is no pavement, or the existing pavement is in an unsatisfactory condition in accordance with the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road;			
	(b) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction;			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) the construction of new kerb and gutter along the Rhodes frontage of the development site and along the bus bays to be constructed on Macpherson Street;</p> <p>(d) turfing of the nature strips adjacent to the new concrete footpath across the entire frontage of the development site, in accordance with Council's standard turf profile shown on Drawing No. PL7.1;</p> <p>(e) the construction of new driveway access to the proposed entry and exit driveways to the on-site loading area. The new driveways access must be designed and constructed as per Council's requirements and Road Safety check reports recommendations;</p> <p>(f) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B44, with the exception of Hermitage Road which must be delivered within 6 months of commencement of operation or timing otherwise agreed by the Planning Secretary. The proposed civil works must be in accordance with Council's Specification and Standard Drawing;</p> <p>(g) reconstruction of the existing kerb and gutter associated with half road pavement reconstruction undertaken along the Rhodes Street frontage of the development and along the bus bays to be constructed on Macpherson Street where required under condition (a);</p> <p>(h) new street lights using LED luminaire to be designed and installed to Australian Standard AS1158:2010 Lighting for Roads and Public Spaces, with vehicular luminance category V3 and pedestrian luminance category P2 to replace any existing street lighting proposed to be removed as part of the development. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council prior to lodgement of the scheme with Ausgrid for their approval. The street lighting will remain on the Ausgrid street lighting network;</p> <p>(i) upgrades required to accommodate buses including (but not limited to):</p> <p>(i) widening of Rhodes and Macpherson Streets to allow for bus access and kerbside stops;</p> <p>(ii) widening the horizontal curve between Rhodes Street and Hermitage Road to allow for the required bus swept path envelope;</p> <p>(iii) lengthening the Bowden Street right turn bay into Macpherson Street to store a bus adequately; and</p> <p>(iv) delineating parking lanes along Rhodes Street to define allocation and minimise the risk of collisions;</p> <p>(j) the provision of S-kerbs to connect to the existing kerb and gutter so as to enable street sweepers to properly manoeuvre the indented section of the road pavement;</p> <p>(k) stormwater drainage installations in the public domain in accordance with Council's stormwater team recommendations;</p> <p>(l) signage and linemarking details;</p> <p>(m) staging of the public civil works, if any, and transitions between the stages; and</p> <p>(n) the relocation/adjustment of all public utility services affected by the proposed works.</p>		<p>be addressed by 15/07/22. None of the defects appear to relate to public domain works referenced in this condition.</p> <p>The Roads Act approval was granted in 20/07/21.</p>	
D15	Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the works approved by Council (condition D14) have been carried out.	Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificates.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Crown Completion Certificate 22/124692-10, MBC Group, 22/04/22 (public domain)		
Works as Executed Plans				
D16	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.	<p>Final Stormwater WAE Report, TSS 18/01/22 (signed WAE plans)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p> <p>Crown Completion Certificate 22/124692-10, MBC Group, 22/04/22 (public domain)</p> <p>Email Roberts to Council, 25/03/22 (submission of WAE plans to Council)</p>	The Certifier provided acceptance through issue of the Crown Completion Certificates. Copies were provided to Council on 25/03/22.	C
School Travel Plan				
D17	<p>Prior to the commencement of operation, a School Travel Plan (STP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(b) be based on the STP submitted with the RtS <i>Meadowbank Education and Employment Precinct Schools Project Travel Plan</i> dated 28 February 2020 and prepared by GTA Consultants, and include the following additional measures recommended by TfNSW:</p> <p>i) including training courses for students on safe walking, riding and public transport use as the Student Targeted Actions;</p> <p>ii) installation of next service departure screens for T9 rail services (and bus services if possible e.g. Victoria Road bus services) in the lobby to encourage public transport use; and</p> <p>iii) develop and deliver a robust communications strategy for the Travel Plan to users of the site prior to occupation which includes key messages on how to travel including prioritising public and active transport as well as road safety messages;</p> <p>(c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the STP;</p> <p>(d) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the STP;</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the STP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and</p>	<p>School Transport Plan, Stantec, 30/11/21 (STP and OTAMP)</p> <p>Letter DPE to SINSW 21/04/22 (approval of STP)</p>	The STP/OTAMP was prepared in accordance with this condition and was approved by the Department on 21/04/22.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary).			
Operational Transport and Access Management Plan (OTAMP)				
D18	<p>Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:</p> <ul style="list-style-type: none"> (a) the operation and management of the staggered primary and secondary school start times to reduce and manage the peak trip generation and congestion on local roads; (b) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (c) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (d) the location and operational management procedures of the pick-up and drop-off parking located within Rhodes Street, including staff management/traffic controller arrangements; (e) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches on Rhodes and Macpherson Streets including staff management/traffic controller arrangements; (f) loading dock location(s), number of bays, swept path diagrams for the longest vehicle delivery and services vehicle and bus access and management arrangements; (g) management of approved access arrangements; (h) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Rhodes Street; (i) car parking arrangements and management associated with the proposed use of school facilities by community members; and (j) a monitoring and review program. 	<p>School Transport Plan, Stantec, 30/11/21 (STP and OTAMP)</p> <p>Letter DPE to SINSW 21/04/22 (approval of STP)</p>	<p>The STP/OTAMP was prepared in accordance with this condition and was approved by the Department on 21/04/22.</p>	C
Mechanical Ventilation				
D19	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	<p>Installation Certificate, Fredon, 04/02/22</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p>	<p>The mechanical ventilation subcontractor confirmed that mechanical ventilation as installed as per AS1668. Dispensation not required from FRNSW.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
Operational Noise – Design of Mechanical Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D20	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	School at the Meadowbank Compliance Testing Report, Acoustic Logic, 23/12/21 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain) Crown Completion Certificate 22/124692-10, MBC Group, 22/04/22 (public domain) Email chain, Acoustic Logic and Roberts 7-8/04/22 (close out of Acoustic Logic recommendations) Schools and Meadowbank Education and Employment Precinct – Condition	In late 2021 and early 2022 acoustic testing was conducted on the Project and following defects rectification noise was deemed adequate by the acoustic consultant. Confirmation that design elements were incorporated were also confirmed. The Certifier accepted the acoustic consultants reports by way of issue of the Crown Certificate.	C
Bicycle Parking and End-of-Trip Facilities				
D21	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 15 staff and 273 visitor/student bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff, which provide for at least a secure changing area, lockers and two showers; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Letter Stantec to Roberts, 16/03/22 (verification of end of trip facilities) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	Stantec conducted a review of the as built end of trip facilities and verified that the bike parking and end of trip facilities satisfy the design requirement from this condition and that more that the minimum staff and visitor bicycle parking spaces have been provided, the Australian Standard has been applied, secure end of trip facilities have been built, and all signage installed.	C
Fire Safety Certification				
D22	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Fire Safety Certificate, 21/01/22 Site inspection 26/05/22	The Fire Safety Certificate was authorized on 21/01/22. The Certificate is placed next to the fire indicator panel.	C
Structural Inspection Certificate				
D23	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Structural design certificate, Enstruct, 16/02/22 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The structural design certificate was submitted to the satisfaction of the Certifier prior to operations. Certifier acceptance provided through issue of the Crown Completion Certificate. The information was submitted to both Department and Council prior to operations.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	DPE post approval portal lodgement 18/02/22 (submission to DPE) Email Roberts to Council, 18/02/22 (submission to Council)		
Compliance with Food Code				
D24	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas (where provided) have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Installation Certificate, The Mack Group, 14/02/22 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The subcontractor confirmed that the kitchen, food storage and food preparation areas complied with the relevant standard. Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Stormwater Quality Management Plan				
D25	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Stormwater Operation and Maintenance Plan, Enstruct, Rev2 (OMP) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The OMP has been prepared and it addresses each of the requirements from this condition. Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Warm Water Systems and Cooling Systems				
D26	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Letter Roberts to McKenzie Group, 12/11/21	There are no warm water systems and water cooling systems on the Project.	NT
Outdoor Lighting				
D27	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Installation certificate, Core Engineering, 14/09/21 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The subcontractor confirmed that the lighting complied with the relevant standard. Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Signage				
D28	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Photo series, pics 1- 4, 10/02/22 Site inspection 26/05/22	Way finding signage was installed prior to operations and was in place during the site inspection.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D29	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Photo series, pics 1- 4, 10/02/22 Site inspection 26/05/22	Way finding signage was installed prior to operations and was in place during the site inspection.	C
Operational Waste Management Plan				
D30	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included within the <i>Meadowbank Education and Employment Precinct Schools Project Operational Waste Management Plan Report</i> dated 11 October 2019 and prepared by Foresight Environmental.</p>	<p>Operational Waste Management Plan, Foresight Environmental, 08/12/21</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p>	<p>The OWMP has been prepared and it addresses the requirements of this condition.</p> <p>Certifier acceptance provided through issue of the Crown Completion Certificate.</p>	C
Site Audit Statement				
D31	Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the site is suitable for the educational establishment land use and be provided for the information of the Planning Secretary and the Certifier.	<p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p> <p>DPE post approval portal lodgment 18/02/22</p>	<p>The SAR and SAS was issued prior to operations. It deemed the site suitable for its intended use.</p> <p>Certifier acceptance provided through issue of the Crown Completion Certificate.</p> <p>The SAS and SAR were submitted to the Department.</p>	C
Landscaping				
D32	Prior the commencement of the operation of the schools, the landscaping (including hard and soft landscaping, all open spaces, fencing, paths and the like) must be installed in accordance with the landscaping drawings and the <i>Meadowbank Education and Employment Precinct Schools Project Landscaping Design Report</i> dated 21 January 2020 and prepared by Urbis Pty Ltd.	<p>Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping)</p> <p>Site inspection 26/05/22</p>	Urbis confirmed that the landscaping had been installed as per the Landscaping Design Report prior to operations.	C
D33	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the revegetation and landscaping on-site. The OLMP must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) be consistent with the Applicant's management and mitigation measures contained within the <i>Meadowbank Education and Employment Precinct Schools Project Landscaping Design Report</i> dated 21 January 2020 and prepared by Urbis Pty Ltd;</p>	<p>Operation and Maintenance Manual, Landscape Solutions, August 2021 (OLMP)</p> <p>Email Urbis to Roberts, 19/10/21</p>	The OLMP was prepared in accordance with this condition. Urbis provided comment on the OLMP and confirmed their satisfaction.	C
D34	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Operational Flood Emergency Management Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D35	<p>Prior the commencement of the operation of the schools, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <p>(a) Is be prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>(c) includes details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and students.</p>	<p>Flood Emergency Management Plan, Enstruct, RevB.</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p>	<p>The Flood Emergency Response Plan was prepared by a suitably qualified and experienced person. It addresses each of the requirements of this condition.</p> <p>Certifier acceptance provided through issue of the Crown Completion Certificate.</p>	C
D36	<p>Prior to the commencement of operation, a Pedestrian Safety Management Strategy prepared by an accredited (Level 3) road safety auditor and in consultation with Council, must be submitted to the Planning Secretary for approval. The Pedestrian Safety Management Strategy must include recommendations for the safe management of pedestrian movements to and from the site in the absence of completion of the following works:</p> <p>(a) the footpath on the western side of Hermitage Road;</p> <p>(b) the pedestrian crossing on See Street where it intersects with Macpherson Street; and</p> <p>(c) the pedestrian crossing on Rhodes Street at/near Mellor Street.</p> <p>All applicable recommendations must be implemented by the Applicant at no cost to Council.</p>	<p>Pedestrian Safety Management Strategy, Stantec, 19/04/22 (PSMS)</p> <p>Email Council to Colliers, 19/04/22 (no further comments on the PSMS)</p> <p>Email Council to Colliers, 25/05/22 (continue with interim PSMS arrangements)</p> <p>Letter DPE to SINSW 22/04/22</p>	<p>The PSMS was prepared in accordance with this condition, prior to commencement of operations. The PSMS was approved by the Department on 22/04/22. On 19/04/22 Council advised that it has no further comments on the PSMS and on 25/05/22 the agreed with continued implementation of the temporary pedestrian management measures.</p> <p>The Department's approval of the PSMS included a request for a monthly update on the implementation of the PSMS temporary pedestrian management measures. This was provided on 15/06/22.</p>	C
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the communal hall and gymnasium, where applicable, restricting use before 7am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p>	<p>220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (client response to WolfPeak RFI)</p> <p>Out of Hours Event Management Plan (Community Use) Meadowbank Public School and Marsden High School, Dep of Education (no date)</p>	<p>Only one out of hours event occurred during the audit period (Federal election polling). This was organized by the AEC and the School. No OOHEMP was prepared for this event. The Auditor is of the view that election polling is arranged by the AEC and does not constitute a community use event.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	As above	As above	NT
Operational Restrictions				
E3	The following restrictions apply to the use of the school facilities by external parties (i.e. for communal use of the school): (a) community use of school facilities is limited to the communal hall and the gymnasium. No use of outdoor courts/fields for community or competitive sports; (b) if the operation of the communal hall for community use includes the use of amplified music, singing or powered tools all windows shall be kept closed; and (c) the operation of the communal hall and gymnasium for communal use is restricted to 10pm.	As above Interview with auditees 27/05/22	As above. The school has not permitted use by external parties with the exception of Federal election polling.	NT
Operation of Plant and Equipment				
E4	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Section 73 Certificate, Sydney Water, 17/09/20 Final Stormwater WAE Report, TSS 18/01/22 (signed WAE plans) Installation Certificate, Fredon, 04/02/22 School at the Meadowbank Compliance Testing Report, Acoustic Logic, 23/12/21 Letter Stantec to Roberts, 16/03/22 (verification of end of trip facilities) Fire Safety Certificate, 21/01/22 Installation Certificate, The Mack Group, 14/02/22 Letter Roberts to McKenzie Group, 12/11/21 Installation certificate, Core Engineering, 14/09/21 Photo series, pics 1- 4, 10/02/22 Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The installation certificates referred to in Part D confirm that plant and equipment has been installed correctly. This has been verified by the Certifier though issue of the Crown Completion Certificate. All plant and equipment is still within the defects and liability period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Warm Water Systems and Cooling Systems				
E5	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Letter Roberts to McKenzie Group, 12/11/21	There are no warm water systems and water cooling systems on the Project.	NT
Community Communication Strategy				
E6	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020.</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-information-packs</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-project-updates</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-works-notifications</p> <p>https://meadowbank-p.schools.nsw.gov.au/about-our-school/location-and-transport.html</p> <p>https://marsden-h.schools.nsw.gov.au/about-our-school/location-and-transport.html</p>	Community Communication Strategy identifies ongoing commitments 5. Requirements relevant to operation continue to be implemented. These include welcome packs, updates, operation of the SINSW website, the use of the CRM software and complaints register.	C
Operational Transport and Access Management Plan (OTAMP)				
E7	The OTAMP(s) approved under condition D18 as revised from time to time) must be implemented by the Applicant for the life of the development	Travel access guide, 26/04/22	The travel access guide communicates the requirements from the OTAMP to the school users. Surveys are	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Travel coordinator (Stantec) to Colliers, 25/05/22 (survey progress update)	currently being conducted to understand mode uses and school destination. With operation only having recently commenced other OTAMP requirements are pending.	
E8	The primary and secondary schools shall operate staggered start and finish times as detailed in the OTAMP approved under condition D18.	Interview with auditees 27/05/22 Travel access guide, 26/04/22	This is in operation and has been communicated to school users. The Public School start finish times are 08:45am and 2:45pm. The High School start and finish times 09:00am and 3:00pm.	C
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd.	Letter Acoustic Logic to Roberts, 27/05/22 (assessment of operational noise)	Noise monitoring was conducted on 26/05/22 which conformed compliance with the criteria specified in the reports in conditions E9 and E10.	C
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Letter Acoustic Logic to Roberts, 27/05/22 (assessment of operational noise) DPE post approval portal lodgement 16/06/22.	Noise monitoring was conducted on 26/05/22 which conformed compliance with the criteria specified in the reports in conditions E9 and E10. The report was submitted on 16/06/22 which is within 2 months of commencement of operations.	C
Unobstructed Driveways and Parking Areas				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Site inspection 26/05/22 Complaints Register current to 15/05/22. HSE inspection records, November 2021 – March 2022 iAuditor RP Site Inspection register (dashboard).	HSE inspections were being undertaken during the audit period and did not identify obstruction of the public way as an issue. Complaints were received about parking, access and business disruption on 08/11/21, 19/11/21, 25/11/21, 11/12/21, 18/01/22, 21/01/22, 28/01/22, 12/02/22, 16/02/22, 09/05/22, however these appear to be related to construction. For each SINSW responded by stating that the works were proceeding as planned.	C
School Travel Plan				
E12	The School Travel Plan required by condition D17 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. A copy of the updated School Travel Plan(s) must be provided to the Planning Secretary within one month of being updated.	https://meadowbank-p.schools.nsw.gov.au/about-our-school/location-and-transport.html https://marsden-h.schools.nsw.gov.au/about-our-school/location-and-transport.html Travel access guide, 26/04/22	The STP appears to have been implemented for the audit period. The Annual review is not yet due.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Travel coordinator (Stantec) to Colliers, 25/05/22 (survey progress update)		
Road Safety Audit				
E13	Within one month of commencement of operation of the schools and use of the proposed primary and secondary school bus zones on Rhodes and Macpherson Streets and the pick-up/drop-off parking spaces on Rhodes Street, a Road Safety Audit (RSA) (Refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) must be conducted on all relevant sections of road utilised for bus and private vehicle drop-off and pick-up, as well as all new traffic facilities including pedestrian crossings, as approved under this consent.	Email Colliers to Council, 26/05/22 (submission of Road Safety Audit to Council). Road Safety Audit, PTC, 25/05/22	A Road Safety Audit (RSA) was undertaken in accordance with this condition, with the report finalized on 25/05/22, and submitted to Council on 26/05/22. The RSA identified 4 medium risk items that relate to queuing and signage. A number of low risk items were also identified. The recommendations to address the medium risk items are to be discussed with Council following their review.	C
E14	Appropriate road safety measures and/or traffic management measures must be implemented based on the outcomes of the RSA in consultation with Council and submitted to Council or any other relevant road authority (such as TfNSW) within 3 months of completion of the RSA.	Email Colliers to Council, 26/05/22 (submission of Road Safety Audit to Council). Road Safety Audit, PTC, 25/05/22	A Road Safety Audit (RSA) was undertaken in accordance with this condition, with the report finalized on 25/05/22, and submitted to Council on 26/05/22. The RSA identified 4 medium risk items that relate to queuing and signage. A number of low risk items were also identified. The recommendations to address the medium risk items are to be discussed with Council following their review. The three months timeline is yet to be triggered.	NT
E15	A follow up RSA must be conducted within 6 months of commencement of operation or after implementation of the necessary additional measures (if needed), to ensure that the proposed bus zones and the drop-off and pick-up zones are operating safely. The RSA must be undertaken in consultation with Council.	Letter SINSW to DPE 08/03/22 (notice of commencement of operations) DPE post approval portal lodgement 08/03/22 (notice of commencement of operations)	Operations were notified on 08/03/22. Operations commenced on 26/04/22. The review is not yet due.	NT
Ecologically Sustainable Development				
E16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Letter SINSW to DPE 08/03/22 (notice of commencement of operations) DPE post approval portal lodgement 08/03/22 (notice of commencement of operations)	Operations were notified on 08/03/22. Operations commenced on 26/04/22. The requirement is not yet due.	NT
E17	The Applicant must implement the rainwater re-use plan required by condition B9 for the duration of the development.	Rainwater harvest design statement, WS&P, 13/07/20 Interview with auditees 27/05/22 Site inspection 26/05/22 Hydraulic services installation certificate, Boone and Willard, 14/12/21	The plumbing and drainage contractor confirmed that the hydraulic design was installed. The rainwater harvest design forms part of the hydraulic design. Rainwater tanks were sighted during the inspection.	C
Flooding and Stormwater				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E18	The operation of the schools must be carried out at all times in accordance with the OMP (condition D25) and the FERSP (condition D35).	Stormwater Operations and Maintenance Plan, Enstruct, Rev2 (OMP) Flood Emergency Management Plan, Enstruct, RevB. Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	Stormwater quality treatment devices are fixed units and have been verified as having installed as per the design. Maintenance frequencies in the OMP means that maintenance requirements have yet to be triggered. No flood events have occurred during the operation phase of the development. Major storm events occurred in February and March 2022, however these were prior to the operations phase and, therefore, prior to the FERSP under D35 having come into effect.	C
Outdoor Lighting				
E19	Notwithstanding condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Complaints register current to 15/05/22	There have been no complaints regarding light spill from operations.	C
Landscaping				
E20	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D32 for the duration of occupation of the development.	Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping) Site inspection 26/05/22 Operation and Maintenance Manual, Landscape Solutions, August 2021 (OLMP) Email Urbis to Roberts, 19/10/21	Landscaping was only completed in late 2021 and early 2022. There are no major maintenance requirements under the Landscape Management Plan (i.e.: confined to weed removal and watering etc.). The landscaping was in good condition at the site inspection, indicating that this is occurring.	C
Public Domain Works-as-Executed Plans				
E21	Prior to the commencement of the operation of the new schools, work-as-executed (WAE) plans must be submitted to Council for review and approval (within 14 working days of submission). The WAE plans must be prepared on a copy of the approved plans and must be certified by a Registered Surveyor. All departures from the Council approved details must be marked in red with proper notations. Any rectifications required by Council must be completed by the Applicant. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council must be submitted in a form advised by Council. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).	Council provided conditional approval of public domain works. In the approval condition E21 is marked as being satisfied.	C
Compliance Certificate – External Works				
E22	Prior to the commencement of the operation of the new schools, a compliance certificate must be obtained from Council confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).	Council provided conditional approval of public domain works. The approval was granted pursuant to E22.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E23	<p>Prior to the issue of a Conditional Compliance Certificate by Council, the Applicant must demonstrate compliance with the following to the satisfaction of Council:</p> <p>(a) all civil works within the public domain and associated with road widening, must be completed in accordance with Council requirements and provide safe and functional public access;</p> <p>(b) completion of a final inspection by Council, and rectification to Council satisfaction of any identified defects which are deemed to impact public safety or functional use of the road reserve;</p> <p>(c) submission of compliance documentation to Council from a road safety auditor confirming that all the new traffic facilities works have been completed and provide for functional and safe use for the public and that they have no objections to commencement of public use on commencement of operation of the new school; and</p> <p>(d) submission to Council of any asset handover documentation required to demonstrate that the completed works are adequate for safe and functional use by the public.</p>	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p>	<p>Council provided conditional approval of public domain works. The approval was granted pursuant to E22. It acknowledges that whilst defects exist and need to be addressed that new traffic facilities works have been completed and provide for functional and safe use for the public and that they have no objections to commencement of public use on commencement of operation, and that they have been handed over to Council.</p>	
E24	<p>Prior to issue of the Final Compliance Certificate by Council confirming that all external works in the public road reserve and alteration to Council assets have been completed, compliance with the following requirements must be demonstrated by the Applicant to the satisfaction of Council:</p> <p>(a) completion of an additional inspection to verify that all previously identified defects have been adequately addressed to Council's satisfaction and any additional defects identified in the interim have also been addressed;</p> <p>(b) submission to Council of all documentation associated with asset handover and all documentation must meet Council standards and be resubmitted if required; and</p> <p>(c) rectification or finalisation of any issue impacting Council assets.</p>	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Collier, 06/05/22 – 15/06/22</p>	<p>On 22/04/22 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15/07/22.</p> <p>A final certificate has not been issued.</p>	NT
E25	<p>Pedestrian Safety Management Strategy</p> <p>Until such time that all public domain works required under this consent have been completed to the satisfaction of the relevant roads authority, the approved Pedestrian Safety Management Strategy (Condition D36) must be implemented.</p>	<p>Pedestrian Safety Management Strategy, Stantec, 19/04/22 (PSMS)</p> <p>Email Council to Colliers, 19/04/22 (no further comments on the PSMS)</p> <p>Email Council to Colliers, 25/05/22 (continue with interim PSMS arrangements)</p> <p>Letter DPE to SINSW 22/04/22</p> <p>Site inspection 26 and 27/05/22</p> <p>Interview with auditees 27/05/22</p>	<p>Traffic and pedestrian controllers are in place during drop off and pick up times. For the first two weeks these comprised controllers at multiple locations. After two weeks these were phased down to locations surrounding Rhodes and Hermitage. These were sighted during the inspection.</p> <p>Pram ramps and floor mats have also been used.</p> <p>On 25/05/22 Council advised that they agreed with continued implementation of the temporary pedestrian management measures.</p> <p>The Department's approval of the PSMS included a request for a monthly update on the implementation of the PSMS temporary pedestrian management measures. This was provided on 15/06/22. The Auditor is not aware of a response having been provided by the Department.</p>	

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Contact: Bronagh McGeown
Phone: 0499 688 913
Email: compliance@planning.nsw.gov.au

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

Attention: Gavin Ng, Principal Compliance Officer

BY EMAIL ONLY: Gavin.Ng4@det.nsw.edu.au

Dear Mr Ng,

**Agreement of Independent Auditor
Meadowbank Education and Employment Precinct (SSD 9343)**

I refer to Jason Lorvic's submission, dated 7 September 2020, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of suitability qualified, experienced and independent auditors to undertake independent audits of the Meadowbank Education and Employment Precinct.

In accordance with Condition C37 of SSD 9343 (Consent) and the *Independent Audit Post Approvals Requirements* (May 2020), the Secretary has agreed to the following auditors:

- Mr Steve Fermio
- Mr Ricardo Prieto-Curiel
- Ms Josephine Heltborg
- Mr Derek Low

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

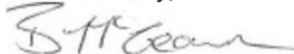
The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (May 2020). Failure to meet these requirements will require revision and resubmission.

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

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

If you have any questions, please contact Bronagh McGeown on the details listed above.

Yours sincerely,



Bronagh McGeown

Acting Principal Compliance Officer
As nominee of the Secretary

APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Sent: Thursday, 19 May 2022 3:06 PM
To: Derek Low
Subject: RE: Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Good afternoon Derek,

Apologies for the delay in getting back to you and thank you for consulting with the Department of Planning and Environment (Department) on the scope of the audit. The Department requests that you also consult with Ryde City Council.

Please ensure the audit is conducted in accordance with Condition C40 of Development Consent SSD 9343, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements. In addition to the above, please also focus on compliance with conditions relating to lighting.

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

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

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

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



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

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

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

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Tuesday, 10 May 2022 8:12 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi there.

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on the Meadowbank Education and Employment Precinct Schools Project - SSD 9343 (the Project).

I am currently preparing to undertake the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10581>

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

The on-site component of the audit is scheduled to occur in late May 2022 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

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

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

Any questions please let me know. I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

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

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Derek Low

From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Thursday, 16 June 2022 2:40 PM
To: Derek Low
Subject: Additional clarification - Council comments for Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)
Attachments: SSD9343 - 2 Rhodes Street, Meadowbank - Conditional Compliance Certificate for External Works Rev02_Signed.pdf

Hi Derek

Hope you are well.

As per request, attachment to point 3 below is now included as attachment.

For item 6 the just confirming that it is not captured in the Conditional Compliance Certificate, it's a separate matter to ensure safety.

For item 7 – the matter is captured under item one in the list. That is :

Traffic: 1. The status of all physical works/infrastructure that the applicant is required to provide in accordance with the modified development consent (MOD 4). The outstanding works which the Applicant still needs to complete are the footpath along the western side of Hermitage Road and a new pedestrian crossing on Rhodes St/Mellor Street.

Please do not hesitate to contact me if you require further clarification.

Regards

Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations
DEVELOPMENT ASSESSMENT
P +61299528187
M +61466937047
E SanjuR@ryde.nsw.gov.au
W www.ryde.nsw.gov.au



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From: Derek Low <dlow@wolfpeak.com.au>
Sent: Thursday, 16 June 2022 2:24 PM
To: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Subject: RE: Council comments for Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi Sanju. Thanks for this. Could you please clarify some things below in red? Thanks.

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au
P: 1800 979 716
M: 0402 403 716
A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000
www.wolfpeak.com.au

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From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Wednesday, 15 June 2022 3:34 PM
To: Derek Low <dlow@wolfpeak.com.au>
Subject: Council comments for Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi Derek

Thank you for inviting Council to provide an input for this audit.
Council comments are as follows, if you could please include these matters in the upcoming audit:

TRAFFIC

1. The status of all physical works/infrastructure that the applicant is required to provide in accordance with the modified development consent (MOD 4). The outstanding works which the Applicant still needs to complete are the footpath along the western side of Hermitage Road and a new pedestrian crossing on Rhodes St/Mellor Street.
2. Effectiveness of the community communication strategy implemented by the Applicant (NSW Department of Education/School Infrastructure NSW), in terms of notifying the community of the timing and impact of the works that are required to be delivered by the Applicant.

PUBLIC DOMAIN

3. NSW Department of Education must comply with the Conditional Compliance Certificate requirements issued on 22/04/2022(attached) which includes the defects report and finalisation report. NSW Department of Education must confirm that all the external works have been completed as per the approved MOD 4 consent conditions . **The Conditional Compliance Certificate has not been attached. Can you please provide.**
4. As per condition E25, NSW Department of Education must implement a Pedestrian Safety Management Strategy during the school operation until all public domain works on Hermitage Road are completed, the approved timeframe to complete all these works will be on 27/10/2022. During this time the performance of this temporary pedestrian safety measurement must be observed and any feedback from the community and stakeholders must be considered for the performance of this arrangement.
5. The Hermitage Road footpath construction works must be delivered within the 6 months of the commencement of operation of the school, being 27th October 2022, refer condition B44 and D15 of the SSD MOD4 consent. Council is currently working with Schools Infrastructure with regards to the Roads Act Approval for these works. A concept plan has been submitted of which Council was generally agreeable. A detailed design for these footpath works has not been issued by NSW Schools Infrastructure to Council for assessment to date.
6. The street lights on the Sea street pedestrian crossing must be brought up to the current AS1158 to ensure a safe movement of people and vehicles on public roads. In addition, the street lighting from the pedestrian crossing on Macpherson Street (near Mellor Street) is providing a nuisance and impacting the residents and both these matter have been raised and discussed with NSW Department of Education to ensure compliance. **Is this captured in the Conditional Compliance Certificate or is it a separate matter? If it is a separate matter can you please confirm how / when this has been raised with SINSW and how this is being worked through? Please confirm.**
7. Please check with Alex regarding the new as built traffic facilities including road widening, pedestrian crossings and shared user paths and any future pedestrian crossing as part of the approved MOD4, dated 12/04/2022. **Are you referring to Alex McGuirk? She is no longer on this project. The Department has been consulted on the audit scope and has not raised any specifics around 'as built'. Can you please clarify what you are after here?**

You may contact me if you require any clarification.

Thank you

Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations

DEVELOPMENT ASSESSMENT

P +61299528187

M +61466937047

E SanjuR@ryde.nsw.gov.au

W www.ryde.nsw.gov.au



Customer Service Centre 1 Pope Street, Ryde (Within Top Ryde City shopping centre)

North Ryde Office Riverview Business Park, Building 0, Level 1, 3 Richardson Place, North Ryde

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From: Derek Low <dlow@wolfpeak.com.au>
Sent: Wednesday, 1 June 2022 2:59 PM
To: City of Ryde <CityofRyde@ryde.nsw.gov.au>; Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Subject: Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi there.

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on the Meadowbank Education and Employment Precinct Schools Project - SSD 9343 (the Project).

I am currently undertaking the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10581>
 The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The audit is scheduled to occur across May and June 2022 (with reporting finalised in late July) and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with Council on the scope of the audit.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

Any questions please let me know. I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
 General Manager



E: dlow@wolfpeak.com.au
 P: 1800 979 716

M: 0402 403 716

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


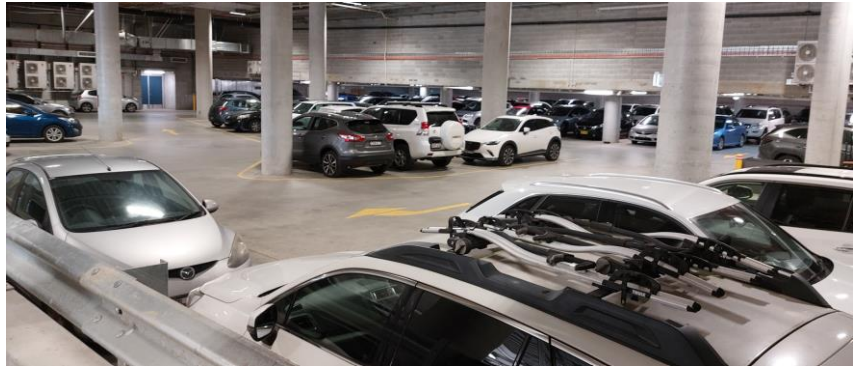

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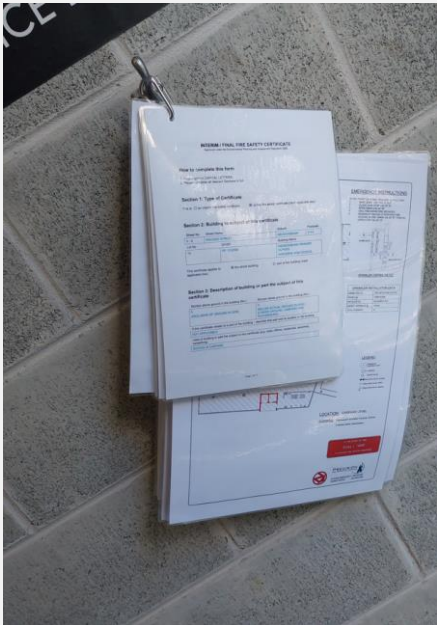

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APPENDIX D – SITE INSPECTION PHOTOGRAPHS


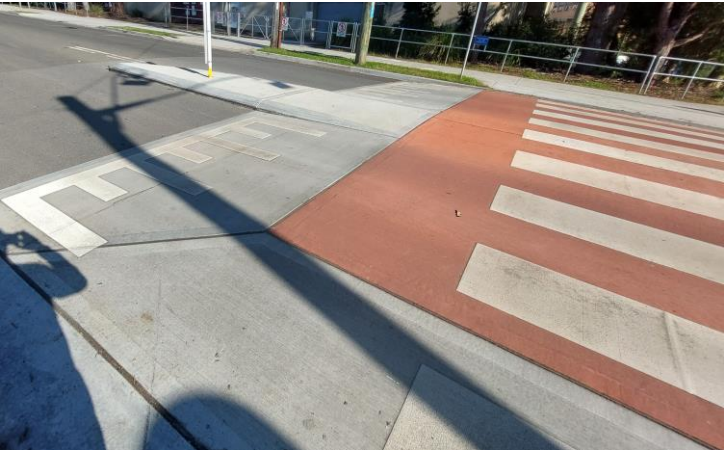
Note that the school was in operations at the time of the inspection and, therefore, photos have been limited to areas where students are not in shot.

No.	Comment	Photograph
1	Complete sports court	
2	Completed staff parking area	
3	Operational waste room. Collection is from the main carpark / loading bay.	

No.	Comment	Photograph
4	Example of completed landscaping.	
5	Examples of operational stormwater.	

No.	Comment	Photograph
6	Firewater systems.	
7	Fire Safety Certificate at the Fire Indicator Panel.	
8	Completed southern building.	

No.	Comment	Photograph
9	Rhodes Street shared user path.	 <p>A photograph showing a paved sidewalk on Rhodes Street. The sidewalk is wide and appears to be a shared user path. There are trees and a fence on the left side, and a road with cars on the right. A utility pole with a yellow sign is visible on the sidewalk.</p>
10	Kiss and drop signage	 <p>A photograph of a street corner with Kiss and Drop signage. The sign is yellow and white, with a blue 'KISS & RIDE' sign above it. The sign includes a 'NO STOPPING' sign and a 'DROPPING OFF' sign. The sign also has text: 'DROPPING OFF PICK-UP ZONE', 'Maximum stopping time 2 minutes only', and 'Driver must remain with vehicle at all times.' The street has cars and trees in the background.</p>

No.	Comment	Photograph
11	School zone signage.	
12	McPherson Street pedestrian crossing.	

APPENDIX E – DECLARATIONS

Declaration of Independence - Auditor




Project Name:	Meadowbank Education and Employment Precinct Schools Project
Consent Number:	SSD 9343
Description of Project:	Development of the Meadowbank Education and Employment Precinct Schools Project, providing for new co-located primary and secondary schools and intensive English learning centre.
Project Address:	2 Rhodes Street, Meadowbank Lot 10 DP 1232584
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 4
Date:	04/07/22

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

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

Notes:

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

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

Declaration of Independence - Auditor



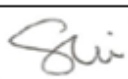
Project Name:	Meadowbank Education and Employment Precinct Schools Project
Consent Number:	SSD 9343
Description of Project:	Development of the Meadowbank Education and Employment Precinct Schools Project, providing for new co-located primary and secondary schools and intensive English learning centre.
Project Address:	2 Rhodes Street, Meadowbank Lot 10 DP 1232584
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 4
Date:	04/07/22

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

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

Notes:

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

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

Michael Cassel
Planning Secretary
Department of Planning, Industry and Environment
12 Darcy street
Parramatta NSW 2150

25 July 2022

Attn: Shiraz Ahmed

Dear Mr Cassel,

Schools at the Meadowbank Education and Employment Precinct and SSD Number: 9343 - Submission of a response to an Independent Audit Report in accordance with Condition C41 and C42

I refer to Schools at the Meadowbank Education and Employment Precinct (SMEEP) approved on the 21 May 2020.

In accordance, with condition C40 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

- Schools at the Meadowbank Education and Employment Precinct – SSD 9343: *Independent Audit No. 4 – Audit Report, WolfPeak, Derek Low, 15 July 2022, Revision 2.0.*

As per the requirements of Condition C41 which outlines the need to meet the specific requirements in the Independent Audit: Post Approval Requirements, the following attachments are submitted to the Department as a response to the Independent Audit Report.

- Attachment A - Response to Independent Audit non-compliances
- Attachment B - Response to Independent Audit recommendations
- Attachment C – 220715 Wolfpeak – Independent Audit Report No. 4

Please accept this letter as notification that the audit report and response will be made publicly available within 60 days if this submission in accordance with condition C42.

Yours sincerely



Michael Kavanagh
Senior Project Director
Schools Infrastructure NSW

Attachment A – Response to Independent Audit non-compliances (Section 4 & Appendix A of the IA Report)

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of Actions
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Non-compliance: A non-compliance notification was issued for the lateness of the fourth Independent Audit. This notice was not provided in 7 days. Further, the auditees were aware of OOHW occurring on 06/04/22 without the required approvals being in place or notifications having been provided, therefore breaching C3/C5/C6. This was not reported within 7 days of becoming aware of the non-compliance.	Ensure any future non-compliance notifications are reported to the Planning Secretary within 7 days after the identification of any non-compliance.	DoE understood that a further (fourth) construction Audit was not required in line with Condition C41, due to construction completion on the 17 March 2022. However, after further consultation with DPE, it was confirmed on the 3 May 2022 that this Audit was required. As such, the DoE notified DPE of the non-conformance with A26 and arranged for a fourth Independent Audit to be undertaken. DoE will ensure any future non-compliance notifications are reported to the Planning Secretary within 7 days after the identification of any non-compliance.	SINSW issued a letter to DPE on the 23 May 2022 notifying of the Non-Compliance associated with Condition A26 and A27. This was acknowledged by DPE on the 9 June 2022.
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) Between 7am and 6pm, Mondays to Fridays inclusive; and (b) Between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays.	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5 and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	Ensure any future works are undertaken in line with the approved working hours.	DoE will work with the Contractor to ensure any future works are undertaken in line with the approved working hours, unless prior approval is granted by the Planning Secretary, as per Condition C5(d) under MOD 4.	SINSW issued a letter to DPE on the 1 June 2022 notifying of the Non-Compliance associated with Condition C3 and C13. Further information was requested by DPE, and this was issued on the 20 June 2022.
C5	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers. (d) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works or to provide alignment to other approvals associated with the development such as a Section 138 Roads Act 1993 approval.	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5 and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	Ensure any future works are undertaken in line with the approved working hours.	DoE will work with the Contractor to ensure any future works are undertaken in line with the approved working hours, unless prior approval is granted by the Planning Secretary, as per Condition C5(d) under MOD 4.	SINSW issued a letter to DPE on the 1 June 2022 notifying of the Non-Compliance associated with Condition C3 and C13. Further information was requested by DPE, and this was issued on the 20 June 2022.
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken. The OOHW did not have approval from the planning secretary as per C3(d), did not satisfy the requirements of C5, and were not notified to	Ensure notification to affected residents is issued for any future works that have occurred outside of the approved hours	DoE will work with the Contractor to ensure notification is issued to affected residents where works have occurred outside of the	SINSW issued a letter to DPE on the 1 June 2022 notifying of the Non-Compliance associated with Condition C3

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of Actions
	undertaking the activities or as soon as is practical afterwards.	potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	prior to the works or as soon as is practical afterwards.	approved hours either prior to the works or as soon as is practical afterwards.	and C13. Further information was requested by DPE, and this was issued on the 20 June 2022.
C40	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	Non-compliance: According to the IAPAR the fourth Independent Audit site inspection for the construction period (including public domain works) was due on 20/04/22. The fourth Independent Audit site inspection did not occur until 26/05/22.	Undertake the Independent Audits in line with the requirements under C40 (every six months).	DoE understood that a further (fourth) construction Audit was not required in line with Condition C41, due to construction completion on the 17 March 2022. However, after further consultation with DPE, it was confirmed on the 3 May 2022 that this Audit was required. As such, the DoE notified DPE of the non-conformance with A26 and arranged for a fourth Independent Audit to be undertaken. DoE will ensure any future Independent Audits are undertaken in line with the requirements of C4 (every six months).	SINSW issued a letter to DPE on the 23 May 2022 notifying of the Non-Compliance with Condition C40 and late reporting under Condition A26. This was acknowledged by DPE on the 9 June 2022.



Attachment B – Response to Independent Audit Corrective action requests and observations (Section 3.2.3, Section 4 & Appendix A)

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of actions
B22	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	<p>CoC B22 requires that prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table within B24 must be retired to offset the residual biodiversity impacts of the development.</p> <p>Observation: The arborist recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements.</p>	<p>Raise this matter with the Department to confirm that the ecologist advice is correct, given that the increased impact is as a result of (at least in part) construction. Follow the Department on their requirements.</p> <p>In the auditees response to the findings, they state that the following evidence would be collated and issued to Department prior to 31/12/2021.</p>	SINSW will work with the Contractor, Roberts Co, to issue the necessary documents are issued to the Department to confirm the ecologist's advice regarding removal of trees will not affect the offset requirements.	<p>The Contractor has collated the following documents</p> <ol style="list-style-type: none"> 1. <i>Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</i> 2. <i>Arborist Report – by Earthscape Horticultural Services dated 18/08/2021</i> <p>These documents will be issued to the Department prior to the 22/07/2022.</p>
C19	<p>For the duration of the construction works:</p> <ol style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision 	<p>CoC C19 requires that for the duration of the construction works:</p> <ol style="list-style-type: none"> (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services; and (d) 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. <p>Note these findings relate to the same issue as that identified for Coc B22 (IA3_3) Observation: The arborist has periodically inspected the works and had not raised any</p>	<p>Obtain formal written advice from the Project ecologist on the implications of the removal of the subject trees.</p> <p>Implement the advice from the Project ecologist and arborists where this is not in conflict with the terms of the consent.</p>	SINSW will work with the Contractor, Roberts Co, to obtain the necessary advice from the Project ecologist to confirm the implications of the removal of the subject trees.	<p>The Contractor has collated the following documents</p> <ol style="list-style-type: none"> 1. <i>Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</i> 2. <i>Arborist Report – by Earthscape Horticultural Services dated 18/08/2021</i> <p>These documents will be issued to the Department prior to the 22/07/2022.</p>

Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	Department of Education Actions	Evidence of actions
	<p>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.</p>	<p>material contraventions of Tree Protection Zones in their inspection reports. However, the arborist has recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements under B22 – B24.</p>			



INDEPENDENT AUDIT NO. 4 – AUDIT REPORT

SCHOOLS AT THE MEADOWBANK EDUCATION AND
EMPLOYMENT PRECINCT – SSD 9343

JUNE 2022

Authorisation

Author Name:	Derek Low	Reviewer / Approver:	Steve Fermio
Position:	Principal Auditor	Position:	Principal Auditor
Signature:		Signature:	
Date:	15/07/22	Date:	15/07/22

Document Revision History

Revision	Date	Details
1.0	04/07/22	For issue
2.0	15/07/22	Final

Report Name: Schools at the Meadowbank Education and Employment Precinct – SSD 9343 - Independent Audit No. 4 – Audit Report

Project No.: 494

Prepared for:
School Infrastructure NSW

Prepared by:
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EXECUTIVE SUMMARY

School Infrastructure NSW (SINSW) is responsible for the delivery of the Schools at the Meadowbank Education and Employment Precinct (the Project) to accommodate up to 1000 primary school students, 1500 secondary school students and a further 120 intensive English centre students on the former TAFE grounds at Meadowbank NSW. The Project includes:

- A multi-level, multi-purpose, integrated school building with a primary school wing and high school wing
- The school building is connected by a centralised library that is embedded into the landscape
- Associated site landscaping and public domain improvements
- An on-site car park for 60 parking spaces; and
- Construction of ancillary infrastructure and utilities as required.

An application to construct and operate the Project (State Significant Development 9343) was approved by the Department of Planning Industry and Environment (the Department) on 21 May 2020.

Conditions of Consent (CoC) C37 – C43 of Schedule 2 of SSD 9343 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

The objective of this Independent Audit is to satisfy SSD 9343 Schedule 2, CoC C40. CoC C40 states: '*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements*'.

This Audit Report presents the findings from the fourth Independent Audit, covering the period from November 2021 to May 2022 inclusive. The Independent Audit was completed to satisfy the requirements of CoC C40 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

Works undertaken during the audit period include completion of services and fit out of the north wing and south wing towers, landscaping and the majority of the public domain works. Hermitage Road Shared User Path and a crossing on Mellor Street have yet to be constructed.

Compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings. In summary:

- With respect to the status of findings and recommended actions from the third Independent Audit:

- Two findings are considered by the Auditor to still be open. These relate to confirming the Departments expectations regarding offsets following the die-off of two trees on site.
- With respect to findings from the fourth Independent Audit:
 - There were 191 CoCs assessed.
 - Five (5) non-compliances were identified. These relate to notifications of non-compliances, Out of Hours Works (OOHW) and the timing of this (fourth) Independent Audit.
 - Three (3) observations were identified. These relate to complaints and implementation of the CEMP, disposal of waste and completion of public domain works.

The Auditor notes that there are ongoing discussions with Council on the completion of public domain works (including closing out defects identified in Council's conditional compliance certificate, review of lighting on See Street and McPherson Street, and completion of the Hermitage Road shared user path and pedestrian crossing at Mellor Street). In summary it is the Auditor's opinion that the Project team is working positively with Council, but work is still required before the public domain works can be considered complete.

At the time of writing this Audit Report, 24 complaints had been received relating to the Project during the audit period. The complaints relate to parking and traffic management, noise, worker behavior and the like, as well as complaints about design and operations. Each of the complaints were investigated by the Project team and all but two were considered closed by SINSW. The two open complaints relate to removal of parking to make way for the bus zones and future disruptions to business during planned Hermitage Road public domain works. The Auditor considers the management of the complaints to be adequate.

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

1. INTRODUCTION

1.1 Project overview

School Infrastructure NSW (SINSW) is responsible for the delivery of the Schools at the Meadowbank Education and Employment Precinct (the Project). The Project will cater for 1000 primary school students, 1500 secondary school students and a further 120 intensive English centre students on the former TAFE grounds at Meadowbank NSW. The Project layout is provided in Figure 1 and includes:

- A multi-level, multi-purpose, integrated school building with a primary school wing and high school wing
- The school building is connected by a centralised library that is embedded into the landscape. The school building contains:
 - Collaborative general and specialist learning hubs, with a combination of enclosed and open spaces
 - Adaptable classroom home bases
 - Four level central library, with primary school library located on ground floor and high school library on levels 1 to 3
 - Laboratories and workshops
 - Staff workplaces
 - Canteens
 - Indoor gymnasium
 - Multipurpose communal hall
 - Outdoor learning, play and recreational areas (both covered and uncovered)
- Associated site landscaping and public domain improvements
- An on-site car park for 60 parking spaces; and
- Construction of ancillary infrastructure and utilities as required.



Figure 1: Project layout (Project EIS, Urbis, 2019)

An application to construct and operate the Project (State Significant Development 9343) was approved by the Department of Planning and Environment (the Department) on 21 May 2020. The consent has been modified on three occasions:

- Modification 1 (MOD-1), approved 13 July 2020, corrected an error in the number and type of ecosystem credits to be retired to offset the residual biodiversity impacts of the development.
- Modification 2 (MOD-2), approved 22 December 2020, updated condition A2 to include updated and amended architectural and landscape drawings to reflect minor design refinements.
- Modification 4 (MOD-4) approved 12 April 2022, amended conditions associated with public domain works.

One additional modification application was lodged but later withdrawn prior to its determination.

Colliers have been engaged as the Project Managers on the Project and as the representatives for SINSW. Roberts Co (Roberts) are the principal contractor undertaking the works. Construction works began on 24 August 2020. Works undertaken during the audit period include completion of services and fit out of the north wing and south wing towers, landscaping and the majority of the public domain works. Hermitage Road Shared User Path and a crossing on Mellor Street have yet to be constructed.

1.2 Approval requirements

Conditions of Consent (CoC) C37 – C43 of Schedule 2 of SSD 9343 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements 2020* (IAPAR).

1.3 The audit team

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

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

Approval of the Audit Team was provided by the Department on 28 September 2020. The approval is presented in Appendix B.

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9343 Schedule 2, CoC C40. CoC C40 states:

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

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

This Independent Audit seeks to fulfill the requirements of CoC C40, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Independent Audit relates to the Project works from November 2021 to May 2022 inclusive.

The scope of the Independent Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee (if there is one for the Project), on the environmental performance of the project during the audit period
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and

- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

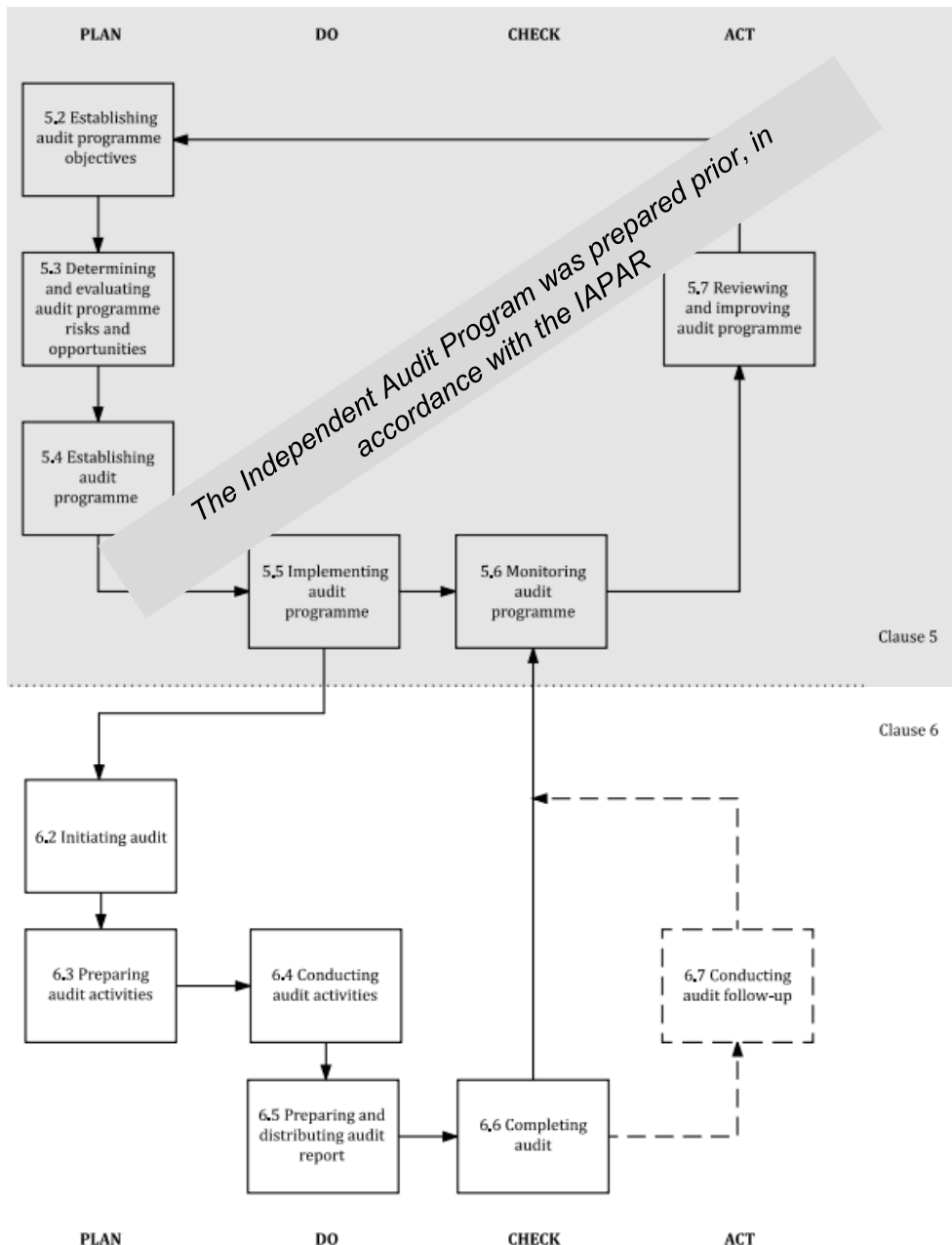


Figure 1 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

WolfPeak consulted with the Department in accordance with Section 3.2 of the IAPAR, to obtain their input into the scope of the Independent Audit and to confirm whether other parties or agencies were to be consulted. Evidence of consultation is presented in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

Table 1 Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning and Environment	The Department requested that the Council be consulted, that the audit be conducted in accordance with CoC C40 and the Department's IAPAR, and that a focus be given to lighting.	The Independent Audit was conducted in accordance with CoC C40 and the IAPAR. Refer to Section 3 and Appendix A for findings.
Council	Council raised a number of items for consideration. These comprise: <ul style="list-style-type: none"> • Status of physical works required under Modification 4 • Effectiveness of the Community Communications Strategy • Progress on closing out items on the Council's condition compliance certificate for public domain works • Implementation of temporary pedestrian safety measurements • Delivery of the hermitage Road shared user path • Street lights on See Street and on McPherson Street near Mellor Street. 	Refer to sections 3.2, 3.5 and Appendix A.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *Environmental Impact Statement, Meadowbank Education and Employment Precinct Schools Project, Urbis, 14 October 2019 (the EIS).*
- *Response to Submissions, Meadowbank Education and Employment Precinct Schools Project, Urbis, 27 February 2020, (the RtS).*
- Development Consent SSD 9343, 21 May 2020 (the Consent).
- Early works approval, LDA2019/0436, Ryde City Council.
- Section 138 Permit Council stamped plans, 20 July 2021 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave)
- Letter Council to Colliers, 22 April 2022 (conditional completion certificate for external engineering and road works)
- *School Transport Plan, Stantec, 30 November 2021*
- *Operational Waste Management Plan, Foresight Environmental, 8 December 2021*
- *Operation and Maintenance Manual, Landscape Solutions, August 2021*
- *Pedestrian Safety Management Strategy, Stantec, 19 April 2022*
- *Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020, Schools Infrastructure NSW (the CCS).*

2.2.3 Site personnel involvement

The on-site audit activities took place on 26 and 27 May 2022. The names of personnel interviewed during the audit are provided in Table 2

Table 2: Name and position of personnel whom participated in the audit

Name	Position	Organisation
Mike Kavanagh	Project Director	SINSW
Phillipa Aiken	National Director	Colliers
Jennifer Dang	Project Manager	Colliers
Damien Vella	Project Manager	Roberts
Phillip Bongers (site inspection only)	Maintenance	Marsden High School

2.2.4 Meetings

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

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

The on-site audit activities took place on 26 and 27 May 2022. The on-site audit activities included an inspection of the site and work activities, and interviews with Project and School personnel. Photos are presented in Appendix D.

2.2.7 Document review

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

2.2.8 Generating audit findings

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

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

2.2.9 Compliance evaluation

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

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

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9343 applicable to the works being undertaken, and selected mitigation measures and commitments from the construction and operational strategies, plans and programs required under the Consent.

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

It is noted that construction was completed prior to the audit being undertaken and therefore, construction related records were historical.

3.2 Non-compliance, Observations and Actions

This Section, including Tables 3 and 4, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A.

- With respect to the status of findings and recommended actions from the third Independent Audit:
 - Two findings are considered by the Auditor to still be open. These relate to confirming the Departments expectations regarding offsets following the die-off of two trees on site.
- With respect to findings from the fourth Independent Audit:
 - There were 191 CoCs assessed.
 - Five (5) non-compliances were identified. These relate to notifications of non-compliances, Out of Hours Works (OOHW) and the timing of this (fourth) Independent Audit.
 - Three (3) observations were identified. These relate to complaints and implementation of the CEMP, disposal of waste and completion of public domain works.

Table 3 Status on open findings from the previous Independent Audits

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
Status of previously open findings / actions from the April 2021 Independent Audit						
IA2_3	CoC B44	Non-compliance	<p>CoC B44 requires that within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the school.</p> <p>Non-compliance: The Public Domain Enhancement Strategy and associated information required by CoC B44 and B45 was not prepared and submitted within 6 months of commencement of construction (which was 24/02/21). SINSW reported a non-compliance notification with the timing of this requirement under CoC A26 and A27 on 24/02/21. This has yet to be closed.</p>	Finalise the public domain enhancement strategy	SINSW Prior to the commencement of public domain works.	<p>CLOSED</p> <p>B44 was amended as part of Modification 4.</p> <p>The Public Domain Enhancement Strategy was prepared and endorsed by Council.</p> <p>The Department raised several items for SINSW to provide clarification on, namely around identification of the document, details on the timing of completion of the works, how the document will encourage active transport.</p> <p>SINSW provided a response to each and the Department approved the document on 07/06/22.</p>
Status of previously open findings / actions from the October 2021 Independent Audit						
IA3_1	CoC A22	Observation	<p>CoC A22 requires that the Applicant must (a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(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</p> <p>Observation: A Compliance Report for another SINSW Project (New Warnervale School) has been published on the Project website.</p>	A request was raised by the auditee for SINSW communications team to remove the New Warnervale School Compliance Report from the website. The removal is pending.	SINSW 31/12/21	<p>CLOSED</p> <p>The New Warnervale School Compliance Report has been removed from the website.</p>
IA3_2	CoC A29	Non-compliance	<p>CoC A29 requires that within three months of:</p> <p>(a) the submission of a compliance report under condition B41;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C38 or C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> <p>Non-compliance: Based on the evidence it is understood that a review is underway (with the CTPMSP update having been consulted on with Council, and the CEMP is in the process of review and update), however this review has not been notified within 3 months of the submission of the second Independent Audit Report.</p>	A letter notifying the Planning Secretary (and Certifier) of the review the strategies, plans and programs required under the consent has been drafted and will be issued following completion of this Audit Report.	SINSW / Roberts 31/12/21	<p>CLOSED</p> <p>A review was notified as evidenced by letter SINSW to DPE, 19/01/22 (notification of review of strategies) and DPE post approval portal lodgement, 19/01/22.</p>

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_3	CoC B22	Observation	<p>CoC B22 requires that prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table within B24 must be retired to offset the residual biodiversity impacts of the development.</p> <p>Observation: The arborist recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements.</p>	<p>Raise this matter with the Department to confirm that the ecologist advice is correct, given that the increased impact is as a result of (at least in part) construction. Follow the Department on their requirements.</p>	<p>Roberts 31/12/21</p>	<p>OPEN</p> <p>In the auditees' response to the findings on the third Independent Audit Report, they state that the following evidence would be collated and 'issued to Department prior to 31/12/2021.</p> <p>1. Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</p> <p>2. Arborist Report – by Earthscape Horticultural Services dated 18/08/2021'</p> <p>The submission has yet to occur. The auditees have committed to submitting this to the Department.</p>
IA3_4	CoC C3	Non-compliance	<p>CoC C3 requires that construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p> <p>Non-compliance: A Penalty Notice was issued by the Department to Roberts on 16/08/21 for working past the permissible construction hours on 09/06/21 without adequate justification under C4 and C5.</p> <p>An Official Caution was also issued by the Department to Roberts on 16/08/21 for working past the permissible construction hours on 21/05/21 without adequate justification under C4 and C5.</p> <p>To note, the 16/08/21 Official Caution also covered working past the permissible construction hours on 27/10/20, 10/02/21, 18/02/21, 07/04/21 without adequate justification under C4 and C5, however these events fall outside the audit period.</p>	<p>The auditee notes that the site working Hours are included with the Site Induction and are listed in the Roberts Subcontractor App (accessible to all workers). Roberts will also update the daily Site Updates on the Roberts Subcontractor app to include the project approved hours.</p> <p>* The Auditor understands that an application to modify CoC C5 to enable works to OOHW to occur with the approval of the Planning Secretary (Modification 4) is currently under assessment by the Department.</p>	<p>Roberts / SINSW 31/12/21</p>	<p>CLOSED</p> <p>Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.</p>

IA3_5	CoC C5	Non-compliance	<p>CoC C5 requires that construction activities may be undertaken outside of the hours in condition C3 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers.</p> <p>Non-compliance: Out of Hours Works (OOHW) occurred during the audit period and did not meet the requirements of CoC C5. These are detailed below.</p> <p>The first instance relates to a complaint received on 27/09/21 regarding traffic control set up occurring before 07:00am. According to the Complaints Register, the Project team committed to making arrangements so that traffic management signage is put in place after 07:00am.</p> <p>The second instance relates to OOHW conducted during September and October for public domain works. The auditee provided a range of information both during the audit and in response to the finding in the draft Audit Report. This included:</p> <ul style="list-style-type: none"> • the Council road opening permits required to conduct the works • a schedule of the proposed activities • the notification to the Department, informing them of their intention to carry out the works • a noise monitoring report (available on the Project website) which presents the results from noise monitoring conducted during the OOHW • the following response to this finding in the draft Audit Report: <ul style="list-style-type: none"> ◦ <i>'These works were required to be undertaken overnight in order to minimise impact to surrounding stakeholders. These works required the closure of Rhodes Street, with asphaltting works required to be completed in one continuous work setting due to safety and minimising impacts to surrounding stakeholders</i> ◦ <i>The works were required outside the control of the project</i> ◦ <i>Council approval for these works outside of SSDA hours was obtained through a Permit</i> ◦ <i>DPIE were kept fully informed of these works, with discussions undertaken with DPIE with SI Planning prior to the event</i> ◦ <i>Notifications were issued to surrounding stakeholders, with no complaints received from these OOHW works</i> ◦ <i>Notification (and acknowledgement) was received from DPIE regarding these OOHW works – as shown in the link [provided in the response to the draft Audit Report]</i> ◦ <i>Acknowledgement was received from DPIE that refers to the OOHW application for the Meadowbank E&E Precinct Schools Project (SSD-9343-PA-26) and if we had any enquiries, please contact Alex McGuirk Alex.McGuirk@dpie.nsw.gov.au, which indicates DPIE were aware of the proposed actions and the condition we were doing them [under, and] confirming no RFI was raised or further information was sought based on this submission</i> ◦ <i>These works were outside the school boundary and were a Council requirement'.</i> <p>The Auditor acknowledges the constraints imposed by Council, that the Department was notified prior (and the fact that the Department did not respond to the notification), the community was notified and the</p>	<p>The auditee notes that the site working Hours are included with the Site Induction and are listed in the Roberts Subcontractor App (accessible to all workers). Roberts will also update the daily Site Updates on the Roberts Subcontractor app to include the project approved hours.</p> <p>* The Auditor understands that an application to modify CoC C5 to enable OOHW to occur with the approval of the Planning Secretary (Modification 4) is currently under assessment by the Department.</p> <p>Should the modification application not be successful, then the auditee should engage with the Department to agree on a process to enable public domain works (required to be delivered as part of the approved Project, but also required by Council to be conducted outside of standard hours) to be delivered.</p>	Roberts / SINSW 31/12/21	<p>CLOSED</p> <p>Modification 4 was approved providing an option to undertaken OOHW with the Department's approval.</p> <p>Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.</p>
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			<p>absence of any complaints received in relation to the OOHW. Nevertheless, it is the Auditors opinion that the OOHW did not meet the requirements of CoC C5a) – c) for the reasons below:</p> <ul style="list-style-type: none"> • Public domain works are part of the Project, as identified in the EIS, the Department’s assessment report and as defined by CoC B44. • The OOHW carried out meet the definition of ‘<i>construction</i>’ under the terms of the consent. • Whilst the Council (the road authority) provided the road opening permits, these were not ‘<i>for the delivery of vehicles, plant or materials</i>’ as required by CoC C5a). Further, the Council permits apply road opening permit hours of 12am to 12pm Monday to Sunday. It does not prevent works from occurring between 7am and midday (within the standard construction hours), albeit that these restricted hours may be prohibitive to completing the work. • The works were not ‘<i>an emergency</i>’ as required by CoC C5b). • The works were not ‘<i>inaudible at the nearest sensitive receiver</i>’ as required by CoC C5c). In determining whether the works were inaudible or otherwise the Auditor notes: <ul style="list-style-type: none"> ◦ No predictive modelling appears to have been conducted on the proposed OOHW prior to it occurring to ascertain whether the noise would / would not be inaudible. In the planning documentation sighted, the Project team has only made reference to the establishment of Noise Management Levels (NMLs). These NMLs do not determine whether noise is audible or not. ◦ Noise monitoring was conducted during the OOHW and returned seven events whereby construction was audible. These results are summarized below. <ul style="list-style-type: none"> - 17/09/21 21:09 receiver 2: inaudible - 17/09/21 21:26 receiver 3: inaudible - 17/09/21 22:36 receiver 3: inaudible - 17/09/21 22:58 receiver 2: <u>sometimes audible</u> - 18/09/21 21:10 receiver 2: inaudible - 18/09/21 22:55 receiver 2: <u>sometimes audible</u> - 18/09/21 23:05 receiver 3: inaudible - 01/10/21 20:35 receiver 3: inaudible - 01/10/21 21:22 receiver 2: <u>audible at most times</u> - 01/10/21 22:54 receiver 3: <u>sometimes audible</u> - 01/10/21 23:15 receiver 2: <u>sometimes audible</u> - 03/10/21 11:03 receiver 2: sometimes audible (note this is not considered OOHW under the COVID work days order) - 03/10/21 11:24 receiver 3: inaudible (note this is not considered OHW under the COVID work days order) - 05/10/21 20:44 receiver 2: <u>audible / dominant with an LAeq of 54.3dB(A) and an L90 of 45.9 dB(A)</u> - 05/10/21 21:14 receiver 3: <u>audible / dominant with an LAeq of 62.9 dB(A) and an L90 of 40.2 dB(A).</u> 			
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Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			The Auditor notes the mutually inconsistent requirements imposed by the Department and Council for the same works (i.e.: the Department requires adherence to the hours in the Consent, but Council imposes different hours that essentially prevents the public domain works from being delivered). This conflict has created a situation whereby the public domain works (required to be delivered under the Consent) cannot be completed in a manner that achieves compliance with both authority's requirements.			
IA3_6	CoC C19	Observation	<p>CoC C19 requires that for the duration of the construction works:</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of 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.</p> <p>Note this findings relates to the same issue as that identified for Coc B22 (IA3_3)</p> <p>Observation: The arborist has periodically inspected the works and had not raised any material contraventions of Tree Protection Zones in their inspection reports. However, the arborist has recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements under B22 – B24.</p>	<p>Obtain formal written advice from the Project ecologist on the implications of the removal of the subject trees.</p> <p>Implement the advice from the Project ecologist and arborists where this is not in conflict with the terms of the consent.</p>	<p>Roberts</p> <p>31/12/21</p>	<p>OPEN</p> <p>In the auditees' response to the findings on the third Independent Audit Report, they state that the following evidence would be collated and 'issued to Department prior to 31/12/2021.</p> <p>1. Ecologist – email from Eco Logical dated 24/09/2021 confirm removal of trees does not affect offset requirements</p> <p>2. Arborist Report – by Earthscape Horticultural Services dated 18/08/22021</p> <p>Roberts Co will obtain the necessary advice from the Project ecologist to confirm the implications of the removal of the subject trees. Once this advice is received, it will be implemented, pending review by the Arborist and against the conditions of consent.</p> <p>The submission has yet to occur. The auditees have committed to submitting this to the Department.</p>
IA3_7	CoC C21	Observation	<p>CoC C21 requires that during construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> <p>Observation: Asphalt had been removed from the main haul road in preparation for installation of permanent materials and this has resulted in the haul road having low stability (from an erosion and sedimentation view point). Additionally the main access gate requires maintenance of both the surface and the rumble grid. Material tracking was not observed to be occurring on the day of the inspection, however maintenance is required to prevent an issue occurring.</p> <p>In response to the draft Audit Report, the auditee presented a photo to demonstrate that temporary stabilization was being implemented. It is the Auditor's opinion that the temporary stabilization is not adequate.</p>	<p>Stabilise internal haul roads and main access. Undertake maintenance on the main gate rumble grid. Ensure both are functioning effectively until such time as the main access is no longer in use.</p>	<p>Roberts</p> <p>31/12/21</p>	<p>CLOSED</p> <p>Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.</p>

Table 4: Findings from the fourth Independent Audit (June 2022)

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA4_1	A26	Non-compliance	<p>Requirement: <i>The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</i></p> <p>Non-compliance: A non-compliance notification was issued for the lateness of the fourth Independent Audit. This notice was not provided in 7 days. Further, the auditees were aware of OOHW occurring on 06/04/22 without the required approvals being in place or notifications having been provided, therefore breaching C3/C5/C6. This was not reported within 7 days of becoming aware of the non-compliance.</p>	These non-compliances were subsequently reported to the Department under A26.	SINSW	CLOSED
IA4_2	C3	Non-compliance	<p>Requirement: <i>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</i></p> <p>(a) <i>between 7am and 6pm, Mondays to Fridays inclusive; and</i></p> <p>(b) <i>between 8am and 1pm, Saturdays.</i></p> <p>(c) <i>No work may be carried out on Sundays or public holidays.</i></p> <p>Note this issue results in the same finding for C3, C5 and C6.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	This non-compliance was subsequently reported under A26.	SINSW	CLOSED
IA4_3	C5	Non-compliance	<p>Requirement: <i>Construction activities may be undertaken outside of the hours in condition C3 if required:</i></p> <p>(a) <i>by the Police or a public authority for the delivery of vehicles, plant or materials; or</i></p> <p>(b) <i>in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</i></p> <p>(c) <i>where the works are inaudible at the nearest sensitive receivers.</i></p> <p>(d) <i>where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works or to provide alignment to other approvals associated with the development such as a Section 138 Roads Act 1993 approval.</i></p> <p>Note this issue results in the same finding for C3, C5 and C6.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	This non-compliance was subsequently reported under A26.	SINSW	CLOSED
IA4_4	C6	Non-compliance	<p>Requirement: <i>Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</i></p> <p>Note this issue results in the same finding for C3, C5 and C6.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers</p>	This non-compliance was subsequently reported under A26.	SINSW	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.			
IA4_5	C9	Observation	<p>Requirement: <i>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). Should the implementation or effectiveness of the CEMP be impacted by surrounding major development not encompassed in the approved CEMP, the CEMP measures and controls are to be revised accordingly and submitted to the Certifier and a copy provided to Council for information.</i></p> <p>Observation: The Auditor did sight evidence of implementation of the CEMP suite for the audit period. The Auditor observes however, that there were a number of complaints received relating to construction impacts (noise, traffic, worker behavior). The auditees advise that these complaints were predominantly from a single complainant with whom they have continued to work with to resolve the issues. According to the register and the auditees, the complaints were investigated and for each it was determined that the CEMP was being implemented (with the exception of the non-compliant OOHW as stated in C3/C5/C6) or the issues were not related to construction or the issues were part of approved design or the issue was related to a third party.</p>	Construction was complete at the time of the fourth Independent Audit and construction on Hermitage Road and Mellor Street had not commenced.	SINSW	CLOSED
IA4_6	C35	Observation	<p>Requirement: <i>The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.</i></p> <p>Observation: Section 8.1 of the Site Validation Report states that ‘As per the Protection of Environment (Waste) Regulations 2005, a review of EPA consignment authorisations was undertaken so to ensure that the contractors’ obligations under the regulations were being achieved. Although not all EPA consignment authorisations were provided (due to problems encountered with the system), Alliance are satisfied that the documentation provided indicates that all waste materials transported offsite were lawfully disposed of. EPA consignment notes that were provided by the client and the Consignment Register Summary is included as Appendix F’ (of the Validation Report).</p>	This was considered and reviewed by the Contaminated Sites Auditor and deemed adequate, through issue of the Site Audit Statement.	SINSW	CLOSED
IA4_7	C40	Non-compliance	<p>Requirement: <i>Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.</i></p> <p>Non-compliance: According to the IAPAR the fourth Independent Audit site inspection for the construction period (including public domain works) was due on 20/04/22. The fourth Independent Audit site inspection did not occur until 26/05/22.</p>	The fourth Independent Audit site inspection was completed after the due date. This report presents the findings from the audit.	SINSW	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA4_8	D13	Observation	<p>Requirement: <i>Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with:</i></p> <p>(a) <i>all required School Zone signage, speed management signage, pedestrian safety signage, bus zone signage and associated pavement markings along all nominated bus zone and pick-up/drop-off zones on Rhodes and Macpherson Streets, must be installed, inspected by Council and / TfNSW (where relevant) and handed over to Council and / or TfNSW(RMS) (whichever applicable);</i></p> <p>(b) <i>all roads and traffic facilities outside the school boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road, pavement or pedestrian crossing construction works;</i></p> <p>(c) <i>all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;</i></p> <p>(d) <i>School Zone signs and pavement marking patches must be removed and installed in accordance with TfNSW approval/authorisation, guidelines and specifications. All School Zone signs and pavement markings must be installed prior to student occupation of the site;</i></p> <p>(e) <i>any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993;</i></p> <p>(f) <i>records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained;</i></p> <p>(g) <i>the Applicant must submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site:</i></p> <p>(i) <i>A copy of Council's development Conditions of Consent;</i></p> <p>(ii) <i>The proposed school commencement/opening date; and</i></p> <p>(iii) <i>Two (2) sets of detailed design plans showing the following: School property boundaries; all adjacent road carriageways to the school property; proposed school access points to the public road network and any conditions imposed/proposed on their use; existing and proposed pedestrian crossing facilities on the adjacent road network; existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and existing and proposed street furniture and street trees.</i></p> <p>Observation: On 22/04/22 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15/07/22.</p> <p>The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.</p>	The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.	SINSW	CLOSED

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

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

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

A review was conducted of the:

- CEMP
- CNVMSP
- CWMS
- CTPMSP
- CWMS
- FERSP; and
- CCS.

Some observations were made at the third Independent Audit about updates to the CTPMSP and CEMP, and the recommendation of a review of the CNVMSP. It is noted by the Auditor that construction works completed prior to the audit being undertaken and further public domain construction (i.e.: Hermitage Road shared user path and crossing at Mellor Street) is some time away. It was therefore not possible to ascertain whether these updates were completed and any updates (which generally related to main works) now are somewhat redundant. That being said, a review of the CEMP suite of documents prior to commencement of the residual public domain works is recommended to ensure they are appropriate for that scope of works (whilst not departing from the requirements of the Consent).

A review of the operational plans, including the School Transport Plan, Operational Waste Management Plan, Operation and Maintenance Manual and Pedestrian Safety Management Strategy found these to adequate at this time.

3.4 Summary of notices from agencies

A conditional approval was provided by the Department on the Pedestrian Safety Management Strategy. The Auditor is of the view that these requirements have been met by the auditee.

The Department made enquiries about a complaint regarding traffic and property damage. Colliers and the Department corresponded on the matter between January and March 2022, with Colliers providing information to each Department request for information. To the Auditor's knowledge there are currently no outstanding instructions from the Department in relation to this matter.

Notices were provided during the previous audit period in relation to breaches of construction hours permitted under the Consent. On 29 June 2022 the Department provided a further notice to

SINSW in relation to these breaches. This notice reiterated SINSWs responsibilities under the Consent but noted that no further action would be taken at this time.

3.5 Other matters considered relevant by the Auditor or DPE

3.5.1 Lighting

The Department requested that further consideration be given to lighting. The Auditor found the following:

- During construction, contractor inspections were being undertaken and did not identify lighting as an issue.
- The permanent lighting design subcontractor confirmed in writing that the lighting complied with the relevant standard. The Certifier provided acceptance through issue of the Crown Completion Certificate.
- There have been no complaints regarding construction or operational lighting recorded on the complaints register during the audit period.

During consultation on this audit's scope, Council has raised concern with lighting specifically that:

- Sea Street pedestrian crossing must be brought up to the current AS1158 to ensure a safe movement of people and vehicles on public roads.
- The street lighting from the pedestrian crossing on Macpherson Street (near Mellor Street) is providing a nuisance and impacting the residents.

The auditees responded to this matter by stating that '*Council's Conditional Compliance Certificate dated 22 April 2022 and were not required in the plans endorsed by the Ryde Traffic Committee on 3 March 2022 or approved by Council on 23 March 2022. Council issued correspondence on the 2 June 2022 advising lights were now required on the Sea Street crossing. SINSW requested a meeting with Council to discuss this new request. Minutes from the meeting held on the 14 June 2022 are attached for information. Confirming the project is currently in the process of engaging consultants to determine lux levels and the requirement for lights on Sea Street crossing.*'

3.5.2 Other matters raised by Council

Council raised several issues, in addition to lighting, during the consultation on the scope of this Independent Audit that are worthy of further discussion.

Status of physical works required under Modification 4

On 22 April 2022 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16 June 2022 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15 July 2022.

The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.

Effectiveness of the Community Communications Strategy

The Auditor reviewed the Community Communications Strategy and evidence of consultation available on the website and notices. The Auditor considers that it has been adequately implemented, with the exception of failing to notify residents of the OOHW on 6 April 2022.

Progress on closing out items on the Council's condition compliance certificate for public domain works

As stated above, on 22 April 2022 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16 June 2022 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15 July 2022.

Implementation of temporary pedestrian safety measurements

Traffic and pedestrian controllers are in place during drop off and pick up times. For the first two weeks these comprised controllers at multiple locations. After two weeks these were phased down to locations surrounding Rhodes and Hermitage. These were sighted during the inspection. Pram ramps and floor mats have also been used.

On 25 May 2022 Council advised that they agreed with continued implementation of the temporary pedestrian management measures.

The Department's approval of the Pedestrian Safety Management Strategy (PSMS) included a request for a monthly update on the implementation of the PSMS temporary pedestrian management measures. This was provided on 15 June 2022. The Auditor is not aware of a response having been provided by the Department.

Delivery of the hermitage Road shared user path

As Council is aware this is yet to be delivered and is required within 6 months of commencement of operations or as otherwise agreed by the Planning Secretary (as per D14). The auditees are in the process of engagement with utilities to assist with design development. This information will be provided to Council for consideration.

3.6 Complaints

The public facing complaints register is available on the Project website:

<https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports>

At the time of drafting this Audit Report, 24 complaints had been received relating to the Project during the audit period. The complaints relate to parking and traffic management, noise, worker behaviour and the like, as well as complaints about design and operations.

Each of the complaints were investigated by the Project team and all but two were considered closed by SINSW. The two open complaints relate to removal of parking to make way for the bus zones and future disruptions to business during planned Hermitage Road public domain works.

The Auditor considers the management of the complaints to be adequate.

3.7 Incidents

The Project has not identified any incidents as defined by the Consent.

3.8 Actual versus predicted impacts

The Independent Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 5. To note, comparison of construction related predictions is presented in the third Independent Audit Report and have not been included here due to completion of construction (excluding future works on Hermitage Road and Mellor Street) prior to the undertaking of this Independent Audit.

Table 5 Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
Visual Amenity	The visual impact from varying points surrounding the site is positive as it provides interest in the skyline and a built form that marks the location at the corner of the site. From the north, north west, west and south west, the built form is obscured by the existing trees network on the site and street frontages.	The school is designed to relate sensitively to the existing character within the area. The design is being implemented and verified by the Certifier through granting of the Crown Certificate.	Y
Privacy	There will be no privacy impacts from the proposal as: <ul style="list-style-type: none"> - the project does not share an interface with any residential properties - appropriate setbacks have been designed - a fencing strategy has been proposed. 	The design is being implemented and verified by the Certifier through granting of the Crown Certificate.	Y
Sustainability	The proposal is targeting an equivalent 4 Star Green Star rating to be certified under an alternate scheme to be approved by the Department of Planning, Industry and Environment	Refer B8 (from the third Independent Audit Report) and E16. 4 Star equivalence was factored into design. Certification is due within 6 months of operations commencing (i.e.: not yet due).	Y
Parking and traffic (operations)	The proposal provides a maximum of 60 car parking spaces (at opening capacity in 2022 and full capacity in 2031) and a total of 273 bicycle parking spaces on site (11 for staff and 262 for students). Bus stop capable of two buses for the primary school adjacent to the main primary school access point on	Refer B27 (from the third Independent Audit report) and D18 and D21. Parking allocations have been included. Bus stop and kiss and drop spaces have been included and have been accepted by the roads authority (Council).	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>Rhodes Street and a bus stop capable of four buses for the high school on Macpherson street'. The remainder of the Rhodes Street frontage (except for the proposed school crossing and driveway access) will be available for pickup/drop off.</p> <p>Upgrades to the surrounding footpaths and crossing would be required.</p>	Upgrades to the public domain have changed under Modification 4 due to consultation with Council. Refer B44, D9-D15).	
Noise	<p>Noise emissions are typically compliant with a "background +10dB(A)" noise emission goal that is commonly adopted in the assessment of outdoor recreation spaces.</p> <p>Based on the assessment, the proposal is acoustically acceptable and will not negatively impact on the acoustic amenity of surrounding receivers provided that the recommendations of the acoustic report contained in Section 8 of this EIS are adopted and included in the conditions of consent.</p>	Refer D20, E9 and E10. It is not clear as to whether the specifications from the EIS have been adopted. That being said, operational noise monitoring has found the development to be compliant with the criteria / noise management levels from the EIS.	Y
Flooding	The review of the flood conditions on the site as part of the assessment concluded that the proposal is not anticipated to increase the flood impacts to the surrounding properties.	The Enstruct Design Statement confirms compliance with the flooding requirements of CoC B20. Anecdotally, the significant storm events from February and March 2022 did not result in any off site impacts. No complaints of impacts were received.	Y
European Heritage	The HIS confirms that the proposed development is appropriate for the site and does not impact the surrounding heritage items, and it is unlikely that any archaeological artefacts will be uncovered.	No unexpected finds have been identified to date	Y
Aboriginal Heritage	No impacts are anticipated to potential archaeological material in the demolition or construction phases. However, all contractors working on site should be made aware of the potential presence of cultural material through inductions prior to undertaking any works on site.	<p>No unexpected finds have been identified to date</p> <p>The relevant recommendations from the ACHAR were implemented. Refer response to CoC C29.</p>	Y
Construction Traffic	The primary construction access is proposed via Rhodes Street on the eastern side of the site, for use by up	These commitments were observed to have been implemented during the site inspection. No complaints showing the	N

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>to 19 metre long articulated vehicles. Two secondary accesses will be provided from Rhodes Street towards Hermitage Road. A pedestrian only access will be provided on the western end of Rhodes Street.</p> <p>All loading and unloading of materials will be undertaken on-site.</p>	<p>contrary are recorded on the Complaints Register.</p> <p>Material unloading was not confined to site during the audit period. On street work zones will be utilized on Rhodes Street to allow loading / unloading of materials by tower crane, as identified in Section 3.6 of the CTPMSP and approved by Council.</p>	

4. CONCLUSIONS

This Audit Report presents the findings from the third Independent Audit for the construction period, covering the period from November 2021 to May 2022 inclusive.

Compliance records were organised and available at the time of the site inspection and interviews with Project personnel from SINSW, Colliers and Roberts. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings. In summary:

- With respect to the status of findings and recommended actions from the third Independent Audit:
 - Two findings are considered by the Auditor to still be open. These relate to confirming the Departments expectations regarding offsets following the die-off of two trees on site.
- With respect to findings from the fourth Independent Audit:
 - There were 191 CoCs assessed.
 - Five (5) non-compliances were identified. These relate to notifications of non-compliances, Out of Hours Works (OOHW) and the timing of this (fourth) Independent Audit.
 - Three (3) observations were identified. These relate to complaints and implementation of the CEMP, disposal of waste and completion of public domain works.

The Auditor notes that there are ongoing discussions with Council on the completion of public domain works (including closing out defects identified in Council's conditional compliance certificate, review of lighting on See Street and McPherson Street, and completion of the Hermitage Road shared user path and pedestrian crossing at Mellor Street). In summary it is the Auditor's opinion that the Project team is working positively with Council, but work is still required before the public domain works can be considered complete.

At the time of drafting this Audit Report, 24 complaints had been received relating to the Project during the audit period. The complaints relate to parking and traffic management, noise, worker behavior and the like, as well as complaints about design and operations. Each of the complaints were investigated by the Project team and all but two were considered closed by SINSW. The two open complaints relate to removal of parking to make way for the bus zones and future disruptions to business during planned Hermitage Road public domain works. The Auditor considers the management of the complaints to be adequate.

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

5. LIMITATIONS

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APPENDIX A – SSD 9343 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Schedule 2				
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment, noting the ongoing issues with noise (refer C3 and C5).	C
Terms of Consent				
A2	The development may only be carried out:	Evidence referred to elsewhere in this table	Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.	C
	(a) in compliance with the conditions of this consent;			
	(b) in accordance with all written directions of the Planning Secretary;	Interview with auditees 27/05/22	No directions were issued by the Planning Secretary.	
	(c) generally in accordance with the EIS, RtS and the RRAI;	<p>Evidence referred to elsewhere in this table</p> <p>Meadowbank Education and Employment Precinct Schools Project Environmental Impact Statement, Urbis, 14/10/19</p> <p>Meadowbank Education and Employment Precinct Schools Project Response to Submissions, Urbis, 27/02/20</p> <p>Meadowbank Education and Employment Precinct Schools Project (SSD-9343) - Response to Request for Additional Information, Urbis, 06/04/20</p> <p>Email chain TAFE NSW and Roberts, 12/02/21</p> <p>Crown Certificate 3b, Mackenzie Group, 20/124692-6, 29/04/21 (balances of services and fit out)</p> <p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Certificate 4, Mackenzie Group, 20/124692-8, 12/08/21 (landscaping and public domain within the SSD boundary)</p>	<p>As evidenced through plans, compliance with this consent and implementation of the CEMP and sub-plans, it appears that the Project is being constructed in general accordance with the EIS, RtS and the RRAI.</p> <p>The Certifier has been verifying that design is consistent through issue of Crown Certificates.</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	<p>Copies of stamped plans https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports</p> <p>Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements).</p> <p>Crown Certificate 3a, Mackenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p> <p>Crown Certificate 3b, Mackenzie Group, 20/124692-6, 29/04/21 (balances of services and fit out)</p> <p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Certificate 4, Mackenzie Group, 20/124692-8, 12/08/21 (landscaping and public domain within the SSD boundary)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The stamped plans are the basis for the Issue for Construction Plans.</p> <p>The Certifier has been verifying that design is consistent through issue of Crown Certificates.</p>	

Architectural drawings prepared by Woods Bagot			
Dwg No.	Rev	Name of Drawing	Date
MSP-WB-AR-DA102	8	SITE ANALYSIS	20/04/20
MSP-WB-AR-DA103	8	PRECINCT PLAN – PROPOSED	20/04/20
MSP-WB-AR-DA104	11	SITE PLAN	20/04/20
MSP-WB-AR-DA200	6 7	PLAYGROUND LEVEL PLAN	20/04/20 10/11/20
MSP-WB-AR-DA201	10 11	CAR PARK LEVEL PLAN	20/04/20 10/11/20
MSP-WB-AR-DA202	9 10	LOWER GROUND FLOOR	20/04/20 10/11/20
MSP-WB-AR-DA203	8 9	GROUND FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA204	8 9	LEVEL 1 FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA205	9 10	LEVEL 2 FLOOR PLAN	21/04/20 10/11/20
MSP-WB-AR-DA206	8 9	LEVEL 3 FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA207	9 10	LEVEL 4 FLOOR PLAN	21/04/20 10/11/20
MSP-WB-AR-DA208	11 12	ROOF PLAN	21/04/20 10/11/20
MSP-WB-AR-DA301	11	NORTH & SOUTH BUILDING ELEVATIONS	24/04/20
MSP-WB-AR-DA302	4	EAST & WEST ELEVATIONS	24/04/20
MSP-WB-AR-DA303	10	INTERNAL BUILDING ELEVATIONAL SECTIONS	24/04/20
MSP-WB-AR-DA304	5	OVERALL ELEVATIONS SECTIONS SHEET-01	20/04/20
MSP-WB-AR-DA305	6	OVERALL ELEVATIONS SECTIONS SHEET-02	20/04/20
DA402	3 B	GFA	20/04/20 03/11/20
MSP-WB-AR-13001	C	Elevations - North & South Building	13/11/20
MSP-WB-AR-13002	C	Elevations - East & West Building	13/11/20
MSP-WB-AR-13003	C	Elevations - North and South - Internal Elevations	13/11/20
MSP-WB-AR-13004	C	Sections – Longitudinal Landscape Sections	13/11/20
MSP-WB-AR-13005	C	Sections – Short Sections	13/11/20
Landscape drawings prepared by Urbis			
Dwg No.	Rev	Name of Drawing	Date

Unique ID	Compliance requirement			Evidence collected	Independent Audit findings and recommendations	Compliance Status
	MB-UR-LA-12000	6	OVERALL SITE PLAN	21.01.2020		
	MB-UR-LA-25011	6	PRIMARY SCHOOL DETAIL WEST	21.01.2020		
	MB-UR-LA-25012	5	PRIMARY SCHOOL DETAIL EAST	21.01.2020		
	MB-UR-LA-25013	6	HIGH SCHOOL DETAIL NORTH	21.01.2020		
	MB-UR-LA-25014	5	HIGH SCHOOL DETAIL SOUTH	21.01.2020		
	MB-UR-LA-25000	5	CENTRAL TERRACE LANDSCAPE PLANS – LG	21.01.2020		
	MB-UR-LA-25010	5	CENTRAL TERRACE LANDSCAPE PLANS – GL	21.01.2020		
	MB-UR-LA-25100	5	CENTRAL TERRACE LANDSCAPE PLANS – LV1	21.01.2020		
	MB-UR-LA-25200	5	CENTRAL TERRACE LANDSCAPE PLANS – LV2	21.01.2020		
	MB-UR-LA-25300	5	CENTRAL TERRACE LANDSCAPE PLANS – LV3	21.01.2020		
	MB-UR-LA-25400	5	CENTRAL TERRACE LANDSCAPE PLANS – LV4	21.01.2020		
	L300	3	LANDSCAPE SECTION A	06.06.19		
	L301	3	LANDSCAPE SECTION B	06.06.19		
	L302	1	LANDSCAPE SECTION C	06.06.19		
	L303	3	LANDSCAPE SECTION D	06.06.19		
	Un-numbered plan		PROPOSED PLANTING IN CENTRAL LANDSCAPE	Undated		
	MSP-UR-LA-00003	H	Site Plan	13/11/2020		
	MSP-UR-LA-20017	1 (Urbis Mark up)	Playground – Part 1 Finishes Plan	17/11/2020		
	MSP-UR-LA-20018	1 (Urbis Mark up)	Playground - Part 2 Finishes Plan	17/11/2020		
	MSP-UR-LA-20040	1 (Urbis Mark up)	Ground level Finishes Plan	17/11/2020		
	MSP-UR-LA-20100	1 (Urbis Mark up)	Level 01 Finishes Plan	17/11/2020		
	MSP-UR-LA-20200	1 (Urbis Mark up)	Level 02 Finishes Plan	17/11/2020		
	MSP-UR-LA-20300	1 (Urbis Mark up)	Level 03 Finishes Plan	17/11/2020		
	MSP-UR-LA-20400	1 (Urbis Mark up)	Level 04 Finishes Plan	17/11/2020		
	Un-numbered plan		Proposed Planting in Central Landscape	Undated		
	DA904	H	Softscape Details	13.11.2020		
	Civil drawings prepared by Enstruct					
	Dwg No.	Rev	Name of Drawing	Date		
	MSP-EN-CV-00201	09	STORMWATER PLAN	14/06/19		
	MSP-EN-CV-00401	10	SEDIMENT AND EROSION CONTROL PLAN	11/10/19		
	MSP-EN-CV-00451	07	SEDIMENT AND EROSION CONTROL DETAILS	14/06/19		
	MSP-EN-CV-00301	08	BULK EARTHWORKS PLAN – SITE	04/12/19		
	SK-C-001	001	SECTION	24/01/2020		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 27/05/22</p> <p>Emails DPE and Colliers, 21/01/22 – 16/03/22 (RFI regarding complaint of traffic / property damage)</p> <p>Email DPE to SINSW, 29/06/22</p>	<p>To the auditors knowledge there have been formal directions from the Department during the audit period (noting the conditional approval under D36).</p> <p>The Department made enquiries about a complaint regarding traffic and property damage. Colliers and the Department corresponded on the matter, with Colliers providing information to each Department RFI. To the Auditor's knowledge there are currently no outstanding instructions from the Department in relation to this matter.</p> <p>On 29/06/22 the Department wrote to SINSW regarding OOHW notifications for 15 and 22 September 2021 (i.e.: outside of the audit period). In the notification it advised that the OOHW notice provided by SINSW did not meet the requirements of the conditions and that SINSW is responsible for ensuring compliance.</p>	NT
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	-	Noted. This Audit assesses compliance with the conditions of this consent and the most relevant versions of the documents listed. No conflicts identified.	NT
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Notification to DPIE, 14/08/20	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20.</p> <p>Commencement of construction occurred on 24/08/20</p>	C
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Site signage 21/04/21</p> <p>Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements).</p> <p>Crown Certificate 3a, Mackenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p> <p>Crown Certificate 3b, Mackenzie Group, 20/124692-6, 29/04/21 (balances of services and fit out)</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates and S138 permit received) - erection of signs (sighted. No issues) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons at venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project). 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Certificate 4, Mackenzie Group, 20/124692-8, 12/08/21 (landscaping and public domain within the SSD boundary)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>		
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 27/05/22	No disputes have been identified, noting that there are a number of matters that have been negotiated with Council on public domain works. These have been formalized through MOD4 and are close to resolution. Refer E22 and E23.	NT
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Evidence referred to in response to CoC B5, B13, B14, B16, B17, B39, C29, C54, C55	Evidence sighted demonstrates that consultation with the required parties has been undertaken and that matters raised during consultation have been addressed, or (as is the case with Council regarding truck movements or Sydney Trains regarding works in the vicinity of the rail line) are being progressively addressed by the project. Evidence of such was available at the time of the audit.	C
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and			
	(b) provide details of the consultation undertaken including:	As above	As above	
	(i) the outcome of that consultation, matters resolved and unresolved; and	As above	As above	
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	As above	As above	
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees 27/05/22	The project is not being staged	NT
A10	A Staging Report prepared in accordance with condition A9 must:	Interview with auditees 27/05/22	The project is not being staged	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 27/05/22	The project is not being staged	NT
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Interview with auditees 27/05/22	The project is not being staged	NT
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p>	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020</p> <p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and</p>	<p>The Strategies, Plans or Programs are not being staged.</p> <p>The CEMP was updated outside the current audit period and resubmitted to the Department. Refer response to CoC A30. No other updates have occurred.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan–Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p>		
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	As above	As above	
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	As above	As above	
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above	As above	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	As above	As above	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above	As above	NT
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Structural adequacy design statement, Enstruct, 14/07/20</p> <p>Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Structural adequacy design statement, Enstruct, 28/09/20</p> <p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements))</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The structural engineers stated that the structure complies with the relevant standards and the BCA.</p> <p>The certifier has verified this and confirmed compliance through issue of CC1, CC2 and the Crown Completion Certificate.</p>	C
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Design compliance statement, Woods Bagot, 07/10/20	External walls and cladding are yet to be constructed.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate 2, Mackenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements))</p> <p>Design compliance statement, Prism Facades, 15/10/20</p> <p>Crown Certificate Mackenzie Group, No.21/124692-7 dated 25/05/21 (façade works)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The design compliance statement for the block walls confirms compliance with the BCA. This was verified by the Certifier through issue of CC2.</p> <p>Remaining walls and cladding have been deemed as compliant by the designer. This was verified by the Certifier through issue of CC dated 25/05/21.</p> <p>The Certifier has verified that the project was constructed as designed through issue of the Crown Completion Certificate.</p>	
Applicability of Guidelines				
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The documents referred to elsewhere in this Audit Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C
A20	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.	Interview with auditees 27/05/22	No formal notices received from Planning Secretary during the audit period.	NT
Monitoring and Environmental Audits				
A21	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p> <p>No monitoring occurred during the audit period.</p>	C
Access to information				
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>	<p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports</p>	The Project website is operational.	C
	(i) the documents referred to in condition A2 of this consent;	As above	The website links to the major projects website and includes the approved plans.	
	(ii) all current statutory approvals for the development;	As above	The website includes the development consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	As above	The CEMP is presented on the website.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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;	As above	The website includes project updates and works notifications. The CEMP and sub-plans do not require public reporting on environmental performance. Historical noise reports and waste reports are published.	
	(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;	As above	The website includes project updates and works notifications. There are no public reporting requirements within any conditions of this consent, or any approved plans and programs. Historical noise reports and waste reports are published.	
	(vi) a summary of the current stage and progress of the development;	As above	The website includes project updates and works notifications	
	(vii) contact details to enquire about the development or to make a complaint;	As above	The website includes contact details for this purpose.	
	(viii) a complaints register, updated monthly;	As above	Complaints Register is from May 2022	
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	As above	The previous Audit Reports for the Project, along with the Project's response to the findings are published.	
	(x) any other matter required by the Planning Secretary; and	As above	It is understood that there have been no directions from the Planning Secretary.	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	As above	Refer to response in relation to CoC A22a)(iii), (iv), (v) and (viii).	
Compliance				
A23	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.	Project induction, current as at March 2022 RHSE management system / induction app Thompson Rollershutters pre-commencement meeting minutes 07/07/21. Theatrequip pre-commencement meeting minutes 08/10/21 Turnerbros pre-commencement document issue, 16/09/21 Meeting minutes, 17/08/21 (Meeting with school personnel on STP) Email Stantec to Dept of Education, 25/05/22 (School Community Travel Survey results) Email Stantec to Dept of Education, 22/04/22 (publication of the TAG)	The induction covers off relevant requirements for the works being undertaken including the existence of the SSD, hours, traffic, noise, heritage, contamination, soil and water. Pre commencement meetings are held with all subbies (including transport companies). The evidence sighted for construction personnel during the third Independent Audit remains relevant for the current audit period as no new trades were engaged. Construction was completed in early 2022. The evidence sighted shows that School staff and operational personnel have been made aware of the requirements of the operational documents (including the STP, OTAMP, LTEMP, FERP, OOHEMP) relevant to their roles.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email Dept of Education to various, 14/12/21 (Meadowbank Schools - LTEMP - Review Meeting)</p> <p>Email Colliers to Dept of Education, 26/11/21 (briefing on Flood Emergency Plan requirements)</p> <p>Email Colliers to Dept of Education, 22/02/22 (OOHEMP requirements)</p>		
Incident Notification, Reporting and Response				
A24	The Planning Secretary 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.	Roberts Incident records current to 27/05/22	The Project team did not identify any notifiable incidents during the audit period.	NT
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Roberts Incident records current to 27/05/22	The Project team did not identify any notifiable incidents during the audit period.	NT
Non-Compliance Notification				
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<p>Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26)</p> <p>DPE post approval portal lodgement 23/05/22 (non-compliance with C40 and the late reporting of this under A26).</p> <p>Letter SINSW to DPE (no date – draft) (non-compliance with C3/C5/C6 and the late reporting of this under A26).</p> <p>Interview with auditees 27/05/22</p>	Non-compliance: A non-compliance notification was issued for the lateness of the fourth Independent Audit. This notice was not provided in 7 days. Further, the auditees were aware of OOHW occurring on 06/04/22 without the required approvals being in place or notifications having been provided, therefore breaching C3/C5/C6. This was not reported within 7 days of becoming aware of the non-compliance.	NC
A27	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.	<p>Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26)</p> <p>DPE post approval portal lodgement 23/05/22 (non-compliance with C40 and the late reporting of this under A26).</p> <p>Letter SINSW to DPE (no date – draft) (non-compliance with C3 and the late reporting of this under A26).</p>	The notifications include the information required by this condition.	C
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<p>Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26)</p> <p>DPE post approval portal lodgement 23/05/22 (non-compliance with C40</p>	As above. No incidents occurred.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		and the late reporting of this under A26). Letter SINSW to DPE (no date – draft) (non-compliance with C3 and the late reporting of this under A26). Roberts Incident records current to 27/05/22		
Revision of Strategies, Plans and Programs				
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B41;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C38 or C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</p> <p>Roberts Incident records current to 27/05/22</p> <p>DPE post approval portal lodgment record 14/12/21 (lodgement of Independent Audit No. 3)</p> <p>MOD4 approved 12/04/22</p> <p>Interview with auditees 27/05/22</p> <p>DPE post approval portal lodgment record 31/05/22 (notice of A29 review following mod 4 approval)</p> <p>DPE post approval portal lodgment record 20/01/22 (notice of A29 review following Independent Audit No. 3)</p>	<p>Compliance Reports are not required at this time.</p> <p>No incidents have occurred to date.</p> <p>The third Independent Audit report was submitted on 14/12/21. A review was notified after this event.</p> <p>Modification 4 was granted 12/04/22. A review was notified after this event.</p> <p>It is understood that there have been no directions from the Planning Secretary in relation to this requirement.</p>	C
A30	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: 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.</p>	<p>Roberts Co Response to Request for Information, 20/10/21</p>	<p>Refer response to CoC A29. Updates are yet to be finalized.</p>	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	<p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	<p>Notification to DPIE, 14/08/20</p>	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20.</p> <p>Commencement of construction occurred on 24/08/20</p>	C
B2	<p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Interview with auditees 27/05/22</p>	<p>The project is not being staged</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
External Walls and Cladding				
B4	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Community Communication Strategy				
B7	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p>	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020.</p> <p>Blue vision submission to Certifier 07/08/20.</p> <p>Certifier acceptance, 10/08/20.</p> <p>DPIE post approval 07/08/20</p>	<p>The CCS was prepared and submitted to the Department and Certifier.</p> <p>The information required is in Section 4 and Section 5. Refer to condition E6 with respect to ongoing implementation.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	As above	The information required is in Section 6, 7 and 8	
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	As above	The information required is in Section 4	
	(d) set out procedures and mechanisms:	As above	-	
	(i) through which the community can discuss or provide feedback to the Applicant;	As above	The information required is in Section 4, 6 and 8	
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	As above	The information required is in Section 8	
	(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.	As above	The information required is in Section 8	
	(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	As above	The information required is in Section 3	
Ecologically Sustainable Development				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by:	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
	(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier or seeking approval from the Planning Secretary for an alternative certification process; and			
	(b) including water sensitive urban design measures in the design, such as:			
	(i) consideration for water monitoring systems to identify leaks or the like; and			
	(ii) use of water efficient fixtures and fittings.			
Rainwater Harvesting				
B9	Prior to the commencement of construction (excluding earthworks and remediation), 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.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Outdoor Lighting				
B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Environmental Management Plan Requirements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B11	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p>	<p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan–Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p>	<p>The CEMP and sub-plans were assessed during the first independent audit and, as a suite of documents in combination, address the following parts of this condition as relevant:</p> <p>The CEMP suite did not undergo changes during the audit period.</p> <p>CWMSP Section 8.3</p> <p>CTPMSP Section 2</p> <p>CNVMSP Section 5</p>	C
	(b) details of:			
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	As above	CEMP Section 4	
	(ii) any relevant limits or performance measures and criteria; and	As above	CEMP Section 5	
	(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;	As above	CEMP Section 5	
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	As above	CEMP Section 4	
	(d) a program to monitor and report on the:	-	-	
	(i) impacts and environmental performance of the development;	As above	CEMP Section 7	
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	As above	CEMP Section 7	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) 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;	As above	CEMP Appendix 6	
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	As above	CEMP Section 7	
	(g) a protocol for managing and reporting any:	-	-	
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	As above	CEMP Section 8	
	(ii) complaint;	As above	CEMP Section 9.6 (and the CCS)	
	(iii) failure to comply with statutory requirements; and	As above	CEMP Section 8	
	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	As above	CEMP Section 11	
Construction Environmental Management Plan				
B12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work;	Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 07/08/20, Roberts Pizzarotti (the CEMP) Letter Certifier to RP, 14/08/20 Crown Certificate 1, Mackenzie Group, 20/124692-3, 17/08/20 DPIE post approval lodgment form, 22/08/20 Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP) DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans) Email Roberts to Certifier, 04/12/20	The CEMP and associated sub-plans were prepared and submitted to the satisfaction of the Certifier on 14/08/20 and submitted to the Department on 22/08/20. The CEMP suite did not undergo changes during the audit period. Certifier and Sighted hours of work noted in Appendix 04 (p38) of CEMP.	C
	(ii) 24-hour contact details of site manager;	As above	Sighted contact details of site manager noted in Section 6.5 (p13) of CEMP.	
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	As above	Sighted dust and air quality controls noted in Appendix 04 (p41) of CEMP.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(iv) stormwater control and discharge;	As above	Sighted water quality, site drainage and erosion and sediment controls noted in Appendix 04 (p45) of CEMP.	
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	As above	Sighted water quality, site drainage and erosion and sediment controls noted in Appendix 04 (p45) of CEMP.	
	(vi) groundwater management plan including measures to prevent groundwater contamination;	As above	Sighted water quality, site drainage and erosion and sediment controls noted in Appendix 04 (p45) of CEMP.	
	(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	As above	Sighted section 7.4 (p17) of CEMP.	
	(viii) community consultation and complaints handling;	As above	Sighted 'All community complaints to be addressed in accordance with requirements of Condition B7.' Noted in Section 9.6 (p25) of CEMP.	
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	Sighted Appendix 11 of CEMP	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	Sighted Appendix 08 of CEMP.	
	(d) Construction Waste Management Sub-Plan (see condition B15);	Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)	Sighted Appendix 09 of CEMP.	
	(e) Construction Soil and Water Management Sub-Plan (see condition B16);	Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)	Sighted Appendix 13 of CEMP.	
	(f) Flood Emergency Response (see condition B17);	Emergency Response Plan—Flooding of Site—Main Works, 21/07/2020, Ward Civil (FERSP)	Sighted Appendix 10 of CEMP.	
	(g) an unexpected finds protocol for contamination and associated communications procedure;	CEMP	Sighted Appendix 14 of CEMP.	
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	CEMP	Sighted Appendix 12 of CEMP.	
	(i) 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.	CEMP	Sighted Appendix 15 (p75), Waste Classifications for Materials Removed/ Validated.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B13	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	The CEMP suite did not undergo changes during the audit period. Sighted section 1.1.	C
	(a) be prepared by a suitably qualified and experienced person(s);			
	(b) be prepared in consultation with Council and TfNSW;	As above Email Council to Roberts, 13/11/20 Email TfNSW to RP, 5/8/20	Sighted section 1.2. Stakeholders consulted. Council conformed on 13/11/20 that the issues previously raised had not been resolved.	
	(c) be informed by, and incorporate any recommendations of the RSA;	As above	No RSA was required. Section 4 outlines proposed management measures.	
	(d) 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;	As above	Sighted section 4.2, 4.3, 4.4.	
	(e) detail heavy vehicle routes, access and parking arrangements;	As above	Sighted section 3.4, 3.5, 3.8	
	(f) swept paths analysis to be carried out, showing that the largest vehicles can turn safely at all intersections along the proposed approach and departure route;	As above	Sighted Appendix A.	
	(g) include location of all proposed work zones;	As above	Sighted section 3.6.	
	(h) details of the haulage routes and the construction hours;	As above	Sighted section 3.3, 3.8	
	(i) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;	As above	Sighted section 3.7	
	(j) details of the construction program highlighting details of peak construction activities and proposed construction staging;	As above	Sighted section 3.1	
	(k) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;	As above	Sighted section 4.2, 4.3, 4.4	
	(l) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including SSD 10349 TAFE Hub redevelopment (if approved); and	As above	Sighted section 4.8.	
(m) 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.	As above	Sighted section 4.2, 4.3, 4.4		
B14	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	The CEMP suite did not undergo changes during the audit period. Sighted Tom Hutchens CV – Acoustic Logic.	C
	(a) be prepared by a suitably qualified and experienced noise expert;			
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	As above	Sighted section 9	
(c) include the recommended noise management and mitigation measures included within the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and	As above	Sighted section 9.1		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd;			
	(d) hours of construction in accordance with conditions C3 to C7;	As above	Sighted section 4.1	
	(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	As above	Sighted section 10.	
	(f) include strategies that have been developed with the community for managing high noise generating works;	As above	Sighted section 10 (p31).	
	(g) describe the community consultation undertaken to develop the strategies in condition B14(f);	As above	Sighted section 10 (p31).	
	(h) include a complaints management system that would be implemented for the duration of the construction; and	As above	Sighted section 10 (p31).	
	(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B11(d).	As above	Sighted section 9.6.7 and 9.6.8.	
B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)	The CEMP suite did not undergo changes during the audit period. Sighted section 8.3.	C
	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	As above	Sighted section 8.6.	
B16	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)	The CEMP suite did not undergo changes during the audit period. Sighted Soil and Erosion Control plans MSP-EN-CV-0401 and MSP-EN-CV-0451 prepared by Enstruct, with accompanying CV. These were provided to Council as part of Condition B29 and B30, City of Ryde have confirmed these are satisfactory, sighted email correspondence received 22.07.2020 (p9-10).	C
	(b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	As above	Sighted ESCP Enstruct drawings, MSP-EN-CV-0401 and MSP-EN-CV-0451.	
	(c) 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);	As above	Sighted Wet Weather Construction Works Plan (p15).	
	(d) detail all off-Site flows from the Site; and	As above	Sighted ESCP Enstruct drawings, MSP-EN-CV-0401 and MSP-EN-CV-0451.	
	(e) 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 5-year ARI and 1 in 100-year ARI.	As above	Sighted letter from Enstruct 21/08/2020 demonstrating compliance with this condition within the CSWMSP	
B17	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service;	Emergency Response Plan–Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)	The CEMP suite did not undergo changes during the audit period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Sighted letter from the SES 27/07/2020 demonstrating consultation with the SES for this condition. Sighted CV (p8).	
	(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);	As above	Sighted FMP20, demonstrates compliance with this condition.	
	(c) include details of: (i) the flood emergency responses for both construction phase of the development;	As above	Sighted FMP1-15, demonstrates compliance with this condition.	
	(ii) predicted flood levels;	As above	Sighted FMP20, demonstrates compliance with this condition. The Ryde Floodplain Risk Management Study and Plan 2015, flood modelling indicated that there would be a number of areas within the study area where development would be subject to flood depths exceeding 2m in the 1% AEP event, including parts of Meadowbank TAFE.	
	(iii) flood warning time and flood notification;	As above	Sighted FMP16, demonstrates compliance with this condition.	
	(iv) assembly points and evacuation routes;	As above	Sighted FMP18, demonstrates compliance with this condition.	
	(v) evacuation and refuge protocols; and	As above	Sighted FMP18, demonstrates compliance with this condition.	
	(vi) awareness training for employees and contractors.	As above	Sighted FMP19, demonstrates compliance with this condition.	
B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network;	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix C Project induction, current as at July 2021 RHSE management system / induction app Azzuri pre-commencement meeting minutes 15/09/20. Azzuri pre-commencement sharing of CTPMP 17/09/20 Schindler pre-commencement document issue, 16/04/21	The CEMP suite did not undergo changes during the audit period. The Driver Code of Conduct is included in Appendix C of the CTPMSP. The relevant details of this condition are captured in the Code of Conduct. Pre commencement meetings are held with all subbies (including transport companies). Trucking companies are made aware of haulage routes and parking/marshaling restrictions prior to them coming on board.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) minimise conflicts with other road users;	As above	As above	
	(c) minimise road traffic noise; and	As above	As above	
	(d) ensure truck drivers use specified routes.	As above	As above	
Construction Worker Transportation Strategy				
B19	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix D SMEEP CMP site plan, Rev01.2 DPIE post approval lodgment, 17/08/20 Roberts Co Response to Request for Information, 20/10/21	The Construction Worker Transportation Strategy is included in Appendix D of the CTPMSP. The CEMP suite did not undergo changes during the audit period.	C
Flood Management				
B20	Prior to the commencement of construction (excluding earthworks and remediation) the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has: <ul style="list-style-type: none"> (a) incorporated the management and mitigation measures contained with the <i>Meadowbank Education and Employment Precinct Civil SSDA</i> dated 11 October 2019, prepared by Enstruct and updated by the Civil Response to Submissions ref: 5645 dated 27 February 2020 and prepared by Enstruct; (b) addressed the following flood management and mitigation specifications: <ul style="list-style-type: none"> (i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities; (ii) all fencing must be constructed in a manner that does not affect the flow of flood waters so as to detrimentally change flood behaviour or increase flood levels on adjacent properties; (iii) all basement carpark areas must be designed to withstand and/or allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk; (iv) all habitable areas subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters and constructed of flood compatible building components below the 1% AEP (100 year ARI) plus 500mm freeboard having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; (v) all non-habitable floors subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 300 mm freeboard; 	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
	(vi) any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters; and															
	(vii) Flooding - Suspended Structures - As a minimum, the blockage factor for suspended structures (considering debris and piers) shall be 60%. If the space under the slab is to be used as storage, the blockage factor must be increased to 100%.															
Operational Noise – Design of Mechanical Plant and Equipment																
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
Biodiversity																
B22	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
B23	The requirement to retire credits in condition B22 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
B24	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT												
	<table border="1"> <thead> <tr> <th>Any PCT with the below TEG</th> <th>Number of Credits</th> <th>Containing hollow bearing trees</th> <th>In the below IBRA subregions</th> </tr> </thead> <tbody> <tr> <td>Sydney Blue Gum High Forest in the Sydney Basin Bioregion – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion (PCT 1237)</td> <td>98</td> <td>Yes</td> <td>Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site</td> </tr> <tr> <td>Turpentine - Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion (PCT 1281)</td> <td>1</td> <td>Yes</td> <td>Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site</td> </tr> </tbody> </table>	Any PCT with the below TEG	Number of Credits	Containing hollow bearing trees	In the below IBRA subregions	Sydney Blue Gum High Forest in the Sydney Basin Bioregion – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion (PCT 1237)	98	Yes	Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site	Turpentine - Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion (PCT 1281)	1	Yes	Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site			
Any PCT with the below TEG	Number of Credits	Containing hollow bearing trees	In the below IBRA subregions													
Sydney Blue Gum High Forest in the Sydney Basin Bioregion – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion (PCT 1237)	98	Yes	Cumberland Plain and Pittwater Or Any IBRA subregion that is within 100km of the outer edge of the impacted site													
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Waste Storage and Processing				
B25	<p>Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Construction Car Parking and Service Vehicle Layout				
B26	<p>Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</p> <p>(a) all construction vehicles must be able to enter and leave the site in a forward direction;</p> <p>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Operational Car Parking and Vehicle Access Arrangements				
B27	<p>Prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</p> <p>(a) a minimum of 60 on-site staff car parking spaces are to be provided for use during operation of the development that have been designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(b) the swept path of the longest service vehicle entering and exiting the site as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) access to the on-site loading bay area including ramp grades, transitions and height clearance must be designed for safe forward in and forward out access of 12.5m Heavy Rigid Vehicle (HRV), as a minimum requirement. The height clearance required is 4.5m, measured from the floor level to any overhead structures such as pipes. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.</p>	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Public Domain and Drainage Works				
B28	<p>Prior to the commencement of any footpath or public domain works, the Applicant must submit, for approval by Council, full design engineering drawings prepared by a Chartered Civil Engineer for the proposed public domain works and street scape design, including addressing pedestrian management in accordance with Council's DCP (2014) Part 8.5 Public Civil Works and relevant Development Control Plan and demonstrate to the Certifier that the streetscape design</p>	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	
B29	Prior to the commencement of any drainage works, the Applicant must submit engineering drawings prepared by a Chartered Civil Engineer to Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B30	Prior to the commencement of and drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits must be cast in-situ and conforming to Council's standard drainage pit details.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Wind				
B31	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the <i>Meadowbank Education and Employment Precinct Wind Comfort and Safety Report</i> dated 14 October 2019, prepared by Windtech Consultants.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Protection of Rail Assets				
B32	<p>Prior to the commencement of construction within the vicinity of the rail corridor, the Applicant must provide the following to the satisfaction of Sydney Trains:</p> <ul style="list-style-type: none"> (a) Confirmation from a qualified Arborist confirming any proposed tree removal will not have an adverse impact on the rail corridor and the embankment stability; (b) Machinery to be used during remediation and any ground works; (c) Demolition, excavation and construction methodology and staging; and (d) Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of. 	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B33	Prior to the commencement of construction, appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B34	Prior to the commencement of construction the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.	construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	
B35	Prior to the commencement of construction, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineers stating that the proposed works are to have no negative impact on the embankment, rail corridor and associated rail infrastructure. The provision of a cut and fill plan for all land within 25m of the rail corridor shall be provided as a minimum with the certification. If deemed by Sydney Trains that the works will or potentially have a negative impact, the Applicant shall provide the requested engineering documentation as advised by Sydney Trains for their endorsement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B36	If required by Sydney Trains, prior to the commencement of construction, a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B37	Prior to the commencement of construction the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B38	Prior to the commencement of construction, the Applicant shall provide an accurate survey locating the proposed development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains representative.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
B39	Prior to commencement of construction, the Applicant must consult with Sydney Trains in relation to facilitating appropriate emergency and maintenance access to the rail corridor from Rhodes Street.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
Compliance Reporting				
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT
B41	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT

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B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	Compliance Reporting Post Approval Requirements, 2020	The PAR requires compliance reporting within 52 weeks of commencement of operations. This requirement is not yet due.	NT
Pedestrian Infrastructure Improvements				
B44	<p>Within six months of the commencement of construction, or other timeframe agreed by the Planning Secretary, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the school. The Strategy must include details for the delivery of the following infrastructure prior to commencement of operation of the schools unless otherwise agreed in writing by the Planning Secretary under condition B45:</p> <p>(a) minimum of 1.2 metre and where feasible up to a maximum 1.5 metre footpath on the western side of Hermitage Road;</p> <p>(a) 2.5 metre Shared User Path on the southern side of Macpherson Street, between Mellor and Bowden Streets;</p> <p>(a) 2.5 metre Shared User Path on the eastern western side of Bowden Street, from Victoria Road to Macpherson Street;;</p> <p>(b) 1.35 metre footpath on the southern side of Squire Street; and</p> <p>(c) 2.5 metre Shared User Path on the southern side of Rhodes Street.</p>	<p>Notification to DPIE, 14/08/20</p> <p>Letter SINSW to DPIE 24/02/21</p> <p>Email Council to Colliers 14/04/21</p> <p>Council advice on the Independent Audit scope, 20/10/21</p> <p>SINSW response to Council advice on the Independent Audit scope, 02/11/21.</p> <p>Modification No. 4: https://www.planningportal.nsw.gov.au/major-projects/project/43326</p> <p>Letter SINSW to DPE, 12/04/22 (submission of Public Domain Enhancement Strategy)</p> <p>Letter DPE to SINSW, 28/04/22 (DPE RFI on the Public Domain Enhancement Strategy)</p> <p>Letter SINSW to DPE, 16/05/22 (response to DPE RFI).</p> <p>Letter DPE to SINSW, 07/06/22 (Approval of Public Domain Enhancement Strategy)</p>	<p>Note that this condition was modified during the audit period (Mod 4). This checklist reflects the updated conditions as stated in Mod 4.</p> <p>Mod 4 allowed for alternate timing on the delivery of the infrastructure. See D14.</p> <p>The Public Domain Enhancement Strategy was prepared and endorsed by Council. It addresses the requirements of this condition.</p> <p>The Department raised several items for SINSW to provide clarification on, namely around identification of the document, details on the timing of completion of the works, how the document will encourage active transport.</p> <p>SINSW provided a response to each and the Department approved the document on 07/06/22.</p>	C
B45	<p>The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Paths required under condition B44, including reduced footpath widths, that encourage walking and cycling to the school and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:</p> <p>(a) Demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or</p> <p>(b) An agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.</p>	<p>Notification to DPIE, 14/08/20</p> <p>Letter SINSW to DPIE 24/02/21</p> <p>Email Council to Colliers 14/04/21</p> <p>Council advice on the Independent Audit scope, 20/10/21</p> <p>SINSW response to Council advice on the Independent Audit scope, 02/11/21.</p> <p>Modification Application No. 4: https://www.planningportal.nsw.gov.au/major-projects/project/43326</p>	Refer response to CoC B44.	NT

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Pre-construction Road Safety Design Audit				
B46	A road safety audit of all new traffic facilities including road widening, pedestrian crossings and shared user paths must be undertaken by a qualified road safety auditor at no cost to Council. The road safety audit reports are to be submitted to Council prior to commencement of any construction of new traffic facilities. All applicable recommendations must be agreed with Council and addressed by the Applicant.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	This Independent Audit relates to construction between October 2021 and operations from April 2022. Pre-construction requirements are not part of the Independent Audit scope. Refer to Independent Audit Report No. 3 for details on this requirement.	NT
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	Site inspection 20/10/21	<p>The site notice was sighted during the third independent audit site inspection. It included the information and the design requirements from this condition.</p> <p>The sign was removed upon completion of construction.</p>	C
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>RP mobile plant checklist RP-FORM-149</p> <p>RP-FRM-140-Plant and equipment register current to 17/02/22</p> <p>RPHSE system, induction module</p>	<p>The Plant Risk Assessments set out risks and controls for the operation of the plant to ensure they are operated / can be operated safely.</p> <p>The checklist includes parts to verify plant selection assessment, compliance documentation (including ops manual, risk assessment and service history), minimum plant peruse acceptance.</p> <p>The plant and equipment register identifies all plant service check dates. Plant identified as being on site is within the service period.</p> <p>RPHSE system, induction module includes verification of operator competency, tickets and signing of SWMS.</p>	C
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p>	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p>	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4.	NC

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	<p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p>	<p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p> <p>Complaints Register current to 15/05/22</p> <p>Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)</p>	<p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	
C4	<p>Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p> <p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p> <p>Complaints Register current to 15/05/22</p> <p>Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)</p>	<p>The induction covers off relevant requirements for the works including hours of work. Refer response to CoC C3 and C4. The identified OOHW did not utilize this condition.</p>	NT
C5	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers.</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works or to provide alignment to other approvals associated with the development such as a Section 138 Roads Act 1993 approval.</p>	<p>Project induction, current as at March 2022</p> <p>Works notification, 16/02/22 and 29/03/22.</p> <p>Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW)</p> <p>Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent).</p>	<p>The induction covers off relevant requirements for the works including hours of work. Refer response to CoC C3 and C4.</p> <p>Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken outside the hours specified in C3. The OOHW did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.</p>	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Complaints Register current to 15/05/22 Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)		
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Project induction, current as at March 2022 Works notification, 16/02/22 and 29/03/22. Email chain Colliers and DPE 02/06/22-20/06/22 (DPE investigation into unauthorized OOHW) Road use Permit, 2677908 (Council authorization to access th roadway during day time hours or as otherwise permitted under the Consent). Complaints Register current to 15/05/22 Letter SINSW to DPE, 09/05/22 (notification of non-compliant OOHW on 06/04/22)	Non-compliance: On 06/04/22 a complaint was received regarding OOHW having been undertaken. The OOHW did not have approval from the planning secretary as per C3(d), did not satisfy the requirements of C5, and were not notified to potentially affected receivers in accordance with C6. SINSW investigated and determined that OOHW did occur and that these were completed at late notice to ensure a pram ramp was installed prior to forecast inclement weather.	NC
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Interview with auditees 27/05/22	There have not been any of these activities undertaken during the audit period.	NT
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). Should the implementation or effectiveness of the CEMP be impacted by surrounding major development not encompassed in the approved CEMP, the CEMP measures and controls are to be revised accordingly and submitted to the Certifier and a copy provided to Council for information.	Project induction, current as at March 2022 RHSE management system / induction app iAuditor RP Site Inspection register (dashboard). HSE inspection records, November 2021 – March 2022 Pre-start and Toolbox Talk records, December 2021 – March 2022 RP mobile plant checklist RP-FORM-149	Note that construction was complete well before the audit was undertaken and, therefore, physical implementation of the CEMP was not able to be sighted. The auditor has relied on historical records to determine whether construction related requirements have been implemented. Inductions and training were being delivered covering environmental risks and requirements relevant to the works. The induction includes a reminder that everyone needs to be aware of their obligations under the SSD. RP Site Inspections were occurring on a regular basis and included a requirement to check environmental issues and housekeeping. Issues are reported by exception. The iAuditor enables actions to be assigned to a responsible person and tracked through to completion.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>RP-FRM-140-Plant and equipment register current to 17/02/22</p> <p>RPHSE system, induction module</p> <p>Complaints register current to 15/05/22</p>	<p>Inaction (if any) results in escalation to an environmental or site safety notice.</p> <p>Plant and equipment appears to have been well maintained.</p> <p>Observation: There are a number of complaints received relating to construction impacts (noise, traffic, worker behavior). The auditees advise that these complaints were predominantly from a single complainant with whom they have continued to work with to resolve the issues. According to the register and the auditees, the complaints were investigated and for each it was determined that the CEMP was being implemented (with the exception of the non-compliant OOHW as stated in C3/C5/C6) or the issues were not related to construction or the issues were part of approved design or the issue was related to a third party.</p>	
Construction Traffic				
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Complaints Register current to 15/05/22</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p>	<p>All construction vehicles appeared to be placed within the site at previous inspections. Parking for ~100 vehicles was available onsite. With the diminished construction on site it is unlikely that queuing was required.</p> <p>That being said, public domain works were undertaken during the audit period and this would have required traffic and laydown in the work zone. There are a number of complaints received relating to traffic and parking. The auditees advise that these complaints were predominantly from a single complainant with whom they have continued to work with to resolve the issues. According to the register and the auditees, the complaints were investigated and for each it was determined that the traffic and parking impacts from construction were in line with the CTPMSP and the consent, and Council's Section 138.</p>	C
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<p>Site inspection 26/05/22</p> <p>Interview with auditees 27/05/22</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>No hoarding is present on site as construction was completed prior to the audit. The auditees were aware of the need to maintain hoarding during construction and issues would be identified and managed through HSE inspections. The inspection records do not identify any issues relating to this requirement.</p>	C
No Obstruction of Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site inspection 26/05/22</p> <p>Complaints Register current to 15/05/22</p>	<p>No obstructions were sighted. No complaints received regarding this requirement.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP) Works notification, 16/02/22 and 29/03/22. Pre-start and Toolbox Talk records, December 2021 – March 2022 Project induction, current as at March 2022 Complaints Register current to 15/05/22	The controls specified in the CNVMSP appeared to have been installed, implemented. The auditor notes that the CNVMSP largely deals with the main development rather than public domain works in close proximity to receivers. Had construction been ongoing at the time of the audit, there may have been value in reviewing the CNVMSP to ensure these works were adequately captured and that any specific requirements reviewed / updated. Refer finding in relation to CoC C3 and C5 with regards to complying with work hours.	C
C13	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 C3.	Complaints Register current to 15/05/22 Pre-start and Toolbox Talk records, December 2021 – March 2022 Project induction, current as at March 2022	The induction and pre-start meetings cover off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. Refer to findings in relation to CoC C3/C5/C6 regarding OOHW. It is understood that the OOHW did not involve truck deliveries.	C
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	RP Earthmoving plant and equipment checklist RP-FORM-142 RP mobile plant checklist RP-FORM-149 Complaints Register current to 15/05/22	Boom lifts and other mobile excavators have quackers installed. The small scissor lifts are fitted with beepers as standard. These are operating within the building. These scissor lift beepers only sound when moving from side to side (not up and down). The plant assessments from earlier audit periods remain relevant to the end of construction.	C
C15	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.	Refer to evidence sighted in relation to CoC C3, C4, C23 – C14	Whilst noise is being generated it appears to be as predicted in the EIS and being managed as per the CNVMSP, noting however the non-compliance with C3,C5,C6.	C
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 26/05/22 Complaints Register current to 15/05/22	Earthworks were completed prior to the current audit period and did not involve pile driving or other high impact works. No vibration intensive works were required in close proximity to receivers. No vibration related complaints were recorded on the complaints register.	C
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection 26/05/22 Complaints Register current to 15/05/22	Residential receivers are within 30m of works, however no vibration related complaints were recorded on the complaints register.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	The CNVMSP does not provide for an alternative process. No vibration intensive works occurred during the audit period. Residential receivers are within 30m of works, however no vibration related complaints were recorded on the complaints register.	NT
Tree Protection				
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment</i> dated 10 October 2019 and prepared by Earthscape Horticultural Services; and (d) 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.	Site inspection 26/05/22 Interview with auditees 27/05/22 Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment Earthscape, 10/10/19 Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping) Operation and Maintenance Manual, Landscape Solutions, August 2021 (OLMP) Email Urbis to Roberts, 19/10/21	No street trees have been trimmed or removed by the Project during the audit period. No street trees have been trimmed or removed by the Project during the audit period. Observation from the third Independent Audit: The arborist recommended the removal of Tree T261, T55 (both dead) and T49 and T50 (T49 is touching the new northern building, T50 is in poor health). The arborist is of the opinion that these specimens have been impacted as a result of contributory factors including construction (primarily during the early works earthworks and remediation packages separate to the SSD). The Project ecologist who prepared the BDAR advised by way of email dated 24/09/21, that if these trees were removed this would not affect the offset requirements. The Auditor is not aware of the Department raising any concerns over this matter and did not raise any concerns during the consultation on the fourth Independent Audit scope. The architect and landscaper have confirmed that landscaping has been installed as per the landscaping design. No issues with landscaping were observed during the inspection. To the Auditor's knowledge no excavation or surface disturbance works have occurred within Tree Protection Zones with the exception of completion of landscaping as per design.	C
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 26/05/22 Interview with auditees 27/05/22 Complaints Register current to 15/05/22. HSE inspection records, November 2021 – March 2022 iAuditor RP Site Inspection register (dashboard).	Ground disturbance works on the main project site were nearly complete at the time of the third Independent Audit and were long completed at the fourth Independent Audit. Dust risk from the main project site during the audit period is negligible. There was a potential for dust emissions from the public domain works however water was available for wetting down as required. HSE inspections were being undertaken during the audit period and did not identify dust as an issue.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			No complaints regarding dust were received during the audit period.	
C21	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection 26/05/22</p> <p>Interview with auditees 27/05/22</p> <p>Complaints Register current to 15/05/22.</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email Council to Colliers 27/04/22 – 17/06/22</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>Ground disturbance works on the main project site were nearly complete at the time of the third Independent Audit and were long completed at the fourth Independent Audit. Dust and material tracking risk from the main project site during the audit period is negligible. Many of the controls from this condition are redundant.</p> <p>There was a potential for dust emissions from the public domain works however water was available for wetting down as required.</p> <p>HSE inspections were being undertaken during the audit period and did not identify dust as an issue.</p> <p>No complaints regarding dust or material tracking were received during the audit period.</p> <p>The Auditor is not aware of Council compliance raising issues with dust or material tracking onto their roadway.</p>	C
Erosion and Sediment Control				
C22	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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<p>Site inspection 26/05/22</p> <p>Interview with auditees 27/05/22</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>Ground disturbance works on the main project site were nearly complete at the time of the third Independent Audit and were long completed at the fourth Independent Audit. Erosion and sediment risk from the main project site during the audit period is negligible. Further the operational stormwater system was functioning.</p> <p>There was a potential for erosion and sedimentation from the public domain works. It is understood that drains and kerbs were protected during the works.</p> <p>HSE inspections were being undertaken during the audit period and did not identify erosion and sediment control as an issue.</p> <p>No complaints regarding soil and water or material tracking were received during the audit period. The Auditor is not aware of Council compliance raising issues with dust or material tracking onto their roadway.</p>	C
Imported Soil				
C23	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p> <p>Interview with auditees 27/05/22</p>	<p>The Validation report identifies all material loads imported to the site. Refer Section 8.2-8.5 of the report. The report identifies the types and volumes of material imported. It confirms that only VENM, ENM, or other material approved by the EPA through a general exemption order was imported. Records supporting the findings are included. Volumes and details on certification have been included</p> <p>All material import is reviewed by the Contaminated Sites Auditor. The Contaminated Site Auditor confirmed the</p>	C

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			adequacy of imported soils and confirmed that the site is suitable for its intended use through issue of the Site Audit Statement. The Auditor is not aware of any such request being raised by the Certifier.	
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Section 73 Certificate, Sydney Water, 17/09/20 Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave). Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Email Council to Colliers 27/04/22 – 17/06/22	A Section 73 Certificate has been obtained for connection to Sydney Water stormwater. The Section 138 permits the Project to carry out works on Council drainage on the street. Both operational arrangements were in place during the audit. The auditor is not aware of Council compliance raising any concerns over discharges of stormwater.	C
Stormwater Management System				
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with the requirements of condition B29; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	Notification to DPIE, 14/08/20 RP email to Certifier, 16/07/20 Enstruct Design Statement, 03/07/20 Enstruct Design Statement, 14/07/20 Council email to RP, 22/07/20 Certifier email to RP, 23/07/20 Design Statement, Enstruct, 20/07/20	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20. Enstruct confirmed compliance of design with regards to site stormwater infrastructure and associated assets. Council confirmed satisfaction on 22/07/20 The Certifier verified this as satisfied on 23/07/20	C
C26	Prior to commencement of the drainage works, a notice of intention to commence drainage works must be submitted to Council's City Works Directorate.	City of Ryde, notice to commence work form, 24/07/20 Email RP to Council, 24/07/20 Certifier email to RP, 28/07/20	The notice was completed and submitted to the Council.	C
Unexpected Finds Protocol – Aboriginal Heritage				
C27	To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types, and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.	Interview with auditees 27/05/22 220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (auditee response to WolfPeak Request for Information)	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT

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C28	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with auditees 27/05/22 220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (auditee response to WolfPeak Request for Information)	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT
C29	Construction works shall be carried out in accordance with the recommendations of the <i>Meadowbank Education and Employment Precinct Schools Precinct Aboriginal Cultural Heritage Assessment Report</i> dated 11 October 2019 and prepared by Urbis Pty Ltd.	Meadowbank Education and Employment Precinct Schools Precinct Aboriginal Cultural Heritage Assessment Report, Urbis, 11/10/19 Project induction, current as at July 2021 Email Urbis to RP, 14/10/20 Email chain, Colliers and Aboriginal Learning and Well-Being, 14-15/10/20 Photo series of smoking ceremony 01/12/20	The relevant recommendations from the ACHAR are induction, unexpected finds, consideration of drone imaging and ongoing consultation. Refer to the second Independent Audit Report for details on the consultation. The evidence referred to at the third Independent Audit remains relevant for the current audit period. Construction is complete. Therefore there is no need for consultation on potential impacts arising on the project.	C
Unexpected Finds Protocol – Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Interview with auditees 27/05/22 220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (auditee response to WolfPeak Request for Information)	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT
Waste Storage Processing				
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 26/05/22 Interview with auditees 27/05/22 Complaints Register current to 15/05/22. HSE inspection records, November 2021 – March 2022 iAuditor RP Site Inspection register (dashboard). Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Email Council to Colliers 27/04/22 – 17/06/22	HSE inspections were being undertaken during the audit period and did not identify waste management as an issue. No complaints regarding waste were received during the audit period. The Auditor is not aware of Council compliance raising issues with waste onto their roadway/land.	C
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).	Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	The Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>BINGO Waste Report current to April 2022</p> <p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p>	<p>reports. Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report.</p> <p>Excavated material from the public domain works appears to have been classified as per the Guidelines.</p> <p>This was verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p> <p>With bulk excavation and remediation complete, all other building and demolition waste is pre classified under the Waste Classification Guidelines. This includes timber, concrete, steel, green waste, plastics etc.</p> <p>Building and demolition waste (pre-classified under the Waste Classification Guidelines) is being recycled at approximately 93%. Volumes were being tracked for each material type in the monthly BINGO reports.</p>	
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p> <p>Complaints Register current to 15/05/22.</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email Council to Colliers 27/04/22 – 17/06/22</p>	<p>Concrete washout trays were available and in use during the inspection on the third Independent Audit. Once cured the material is tipped into the BINGO skips for recycling off site.</p> <p>Construction works were completed at the time of the fourth independent audit.</p> <p>HSE inspections were being undertaken during the audit period and did not identify concrete waste management as an issue.</p> <p>No complaints regarding concrete waste were received during the audit period.</p> <p>The Auditor is not aware of Council compliance raising issues with concrete waste onto their roadway/land, with the exception of minor defects relating to concreting.</p>	C
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p> <p>BINGO Waste Report current to April 2022</p> <p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p>	<p>The Interim Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification reports). Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report. This was verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p> <p>The BINGO waste report tracks skip bin waste which is all pre-classified. The disposal destinations are identified within the CWMS (Auburn and Eastern Creek).</p>	C
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p>	<p>Observation: Section 8.1 of the Site Validation Report states that 'As per the Protection of Environment (Waste) Regulations 2005, a review of EPA consignment authorisations was undertaken so to</p>	C

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		<p>BINGO Waste Report current to April 2022</p> <p>Final Site Validation Report, Alliance, 17/01/22</p> <p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p>	<p>ensure that the contractors' obligations under the regulations were being achieved. Although not all EPA consignment authorisations were provided (due to problems encountered with the system), Alliance are satisfied that the documentation provided indicates that all waste materials transported offsite were lawfully disposed of. EPA consignment notes that were provided by the client and the Consignment Register Summary is included as Appendix F' (of the Validation Report). This was considered and reviewed by the Contaminated Sites Auditor and deemed adequate, through issue of the Site Audit Statement.</p>	
Outdoor Lighting				
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Complaints Register current to 15/05/22.</p> <p>HSE inspection records, November 2021 – March 2022</p> <p>iAuditor RP Site Inspection register (dashboard).</p>	<p>HSE inspections were being undertaken during the audit period and did not identify lighting as an issue.</p> <p>No complaints regarding light spill were recorded on the complaints register during the audit period.</p>	C
Independent Environmental Audit				
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter, DPIE to SINSW, 28/09/20	The team was approved prior to commencement	C
C38	<p>Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is:</p> <p>(a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and</p> <p>(b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p>	<p>Notification to DPIE, 14/08/20</p> <p>SMEEP Independent Audit Report, WolfPeak, 05/01/21</p> <p>SMEEP Independent Audit Report, WolfPeak, 01/06/2021</p>	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20.</p> <p>Commencement of construction occurred on 24/08/20. The first Audit Report was finalized prior to 16/11/20. An update occurred in January 21 in response to Department comments.</p> <p>The second independent audit was not completed within 6 months of the first. This non-compliance was reported in the second independent audit report.</p>	NT
C39	In all other respects Table 1 of the Independent Audit Post Approval Requirements 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 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 27/05/22	There have not been any directions from the Planning Secretary which altered the timing in the IAPAR. See finding in relation to timing under C40.	NT
C40	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	<p>This audit</p> <p>SMEEP Independent Audit No 3 Audit Report, WolfPeak, 06/12/21</p> <p>Independent Audit Post Approval Requirements, Department, May 2020</p>	<p>This Audit was conducted in accordance with the 2020 IAPAR. The Department did not raise any issues with previous reports.</p> <p>Non-compliance: According to the IAPAR the fourth Independent Audit site inspection for the construction period (including public domain works) was due on 20/04/22. The fourth Independent Audit site inspection did not occur until 26/05/22.</p>	NC

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		Letter SINSW to DPE, 20/-05/22 (non-compliance with C40 and the late reporting of this under A26) DPE post approval portal lodgement 23/05/22 (non-compliance with C40 and the late reporting of this under A26).		
C41	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent, or condition C39 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	SMEEP Independent Audit No 3 Audit Report, WolfPeak, 06/12/21 Letter SINSW to DPIE, 14/12/21 DPIE post approval portal lodgment record 14/12/21 (lodgement of Independent Audit No. 3)	SINSW completed a review on the first Independent Audit Report and provided a response to the findings. The Audit and the response to the findings was submitted to the Department. The Independent Audit Report and the response to the findings are on the website. NB: the auditor cannot confirm the upload date.	C
C42	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	SMEEP Independent Audit No 3 Audit Report, WolfPeak, 06/12/21 Letter SINSW to DPIE, 14/12/21 DPIE post approval portal lodgment record 14/12/21 (lodgement of Independent Audit No. 3)	The Audit and the response to the findings was submitted to the Department within 2 months of the site inspection (being 20/10/21).	C
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection 26/05/22 Interview with auditees 27/05/22	Whilst construction is complete (excluding hermitage Road public domain works), the auditor is not aware of any request to cease audits.	NT
Protection of Rail Assets				
C44	Prior to the installation of fencing along the railway boundary of the site, the Applicant must liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Fencing must be fit for the future usage of the development site, including minimising risks from vandalism involving objects being thrown or inadvertently directed into the rail corridor, and prevent unauthorised access to the rail corridor. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	Site inspection 26/05/22 Interview with auditees 27/05/22	No fencing has been installed by the Project. Pre-existing fencing was installed by TAFE.	NT
C45	No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.	Site inspection 26/05/22 Interview with auditees 27/05/22	The Project is more than 6 metres from live electrical equipment. Construction at the main project site is complete.	NT
C46	No work is permitted within the rail corridor (including airspace), or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an Agreement with, Sydney Trains/RailCorp has been obtained by the Applicant.	Site inspection 26/05/22 Interview with auditees 27/05/22	No works have occurred within the rail corridor	NT
C47	The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".	Project Risk Assessment, Sydney Trains Letter, Sydney Trains to Certifier, 13/08/20	The Risk Assessment includes and assessment against the requirement of the Guidelines. This was issued to Sydney Trains with the information submitted under B32. Sydney Trains confirmed satisfaction. Refer to CoC B32.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Sydney Trains to Roberts, 14/10/20		
C48	During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.	Site inspection 26/05/22 Interview with auditees 27/05/22	The Project is implementing adequate controls to date. The potential for pollution to enter the corridor (due to lay of land, controls implemented and the fact that works do not extend to the corridor) is negligible.	C
C49	Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.	Interview with auditees 27/05/22 Email RP to TfNSW and Sydney Trains 17/07/20	No requests have been made by Sydney Trains / TfNSW. Contacts have been provided to Sydney Trains or TfNSW and construction (excluding Hermitage Road public domain works) is complete.	NT
C50	Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.	Letter, Sydney Trains to Certifier, 13/08/20 Email Sydney Trains to Roberts, 14/10/20	No works have occurred within the vicinity of the rail corridor. The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works. The approval lists the documentation prepared by the Project to obtain that approval. Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1. There have been no requirements imposed by Sydney Trains.	C
C51	The applicant must not at any stage block the corridor access gate on Rhodes Street, and should make provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.	Site inspection 26/05/22 Interview with auditees 27/05/22	There is an access off site. The Project has not had a need to block the driveway. No complaint has been received to date.	C
C52	All works within 6 metres of the nearest transmission line conductor must comply with: (a) ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure; (b) The Safe Approach Distances (SADs) in the Sydney Trains Document titled “SMS-06-GD-0268 – Working Around Electrical Equipment”; and (c) “WorkCover Code of Practice – Work Near Overhead Power Line (The Code)”. <i>Note: Sydney Trains advises there is an 11kv and 33 kV High voltage Aerial Transmission Lines in near proximity to the proposed works.</i>	Site inspection 26/05/22 Interview with auditees 27/05/22	The Project is more than 6 metres from live electrical equipment	NT
C53	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:	Letter, Sydney Trains to Certifier, 13/08/20	B39 requires that prior to commencement of construction, the Applicant must consult with Sydney Trains in relation	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;</p> <p>(b) acts as the authorised representative of the Applicant; and</p> <p>(c) is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.</p>	<p>Letter RP to Sydney Trains 16/07/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>to facilitating appropriate emergency and maintenance access to the rail corridor from Rhodes Street.</p> <p>RP provided information in relation to this plus contacts for the Project.</p> <p>The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works.</p> <p>Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2.</p> <p>The approval lists the documentation prepared by the Project to obtain that approval. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p>	
C54	Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.	<p>Email RP to TfNSW and Sydney Trains 17/07/20</p> <p>Letter, Sydney Trains to Certifier, 13/08/20</p> <p>Letter RP to Sydney Trains 16/07/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>Refer response to CoC B32, B33, B34, B35, B36, B38, B39, C49 and C50.</p> <p>Evidence demonstrates consultation is ongoing and documentation is being provided as required.</p>	C
C55	Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is north interface and they can be contacted via email on North_Interface@transport.nsw.gov.au.	<p>Email chain RP and Sydney Trains (North_interface)</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>Evidence shows that correspondence has been provided to North_interface@transport.nsw.gov.au. On 13/08/20 the Sydney Trains Senior Program Manager requested that correspondence not be sent to the mailbox. Correspondence on 14/10/20 shows ongoing consultation to the Sydney Trains Senior Program Manager.</p> <p>There have been no further requirements to consult with Sydney Trains in the audit period.</p>	C
Engineering Works				
C56	All engineering works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.	<p>Enstruct Design Statement, 03/07/20</p> <p>Certifier email to RP, 16/07/20</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>	<p>The Enstruct Design Statement confirms compliance with Councils DCP, Part 8.5.</p> <p>The Certifier verified compliance on 16/07/20.</p> <p>Council issued the Section 138 confirming acceptance of design of public domain works.</p>	C
C57	<p>The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following:</p> <p>(a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);</p>	<p>RP email to Certifier, 16/07/20</p> <p>Enstruct Design Statement, 03/07/20</p> <p>Enstruct Design Statement, 14/07/20</p>	<p>Enstruct confirmed compliance of design with regards to site stormwater infrastructure and associated assets.</p> <p>Council confirmed satisfaction on 22/07/20</p> <p>The Certifier verified this as satisfied on 23/07/20.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) A minimum horizontal clearance of 1.0 m is to be provided from the outside edges of the existing stormwater pipe/culverts to the proposed structures. All setbacks of the proposed structures including eaves of roof from Council's drainage lines shall be shown on the plans submitted;</p> <p>(c) Detailed design drawings of the footings and foundations of the proposed structures shall be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and</p> <p>(d) A Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater conduit and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.</p>	<p>Council email to RP, 22/07/20</p> <p>Certifier email to RP, 23/07/20</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>	<p>Council issued the Section 138 confirming acceptance of design of public domain works.</p>	
Ground Anchors				
C58	<p>The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the <i>Roads Act 1993</i>. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:</p> <p>(e) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;</p> <p>(f) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval; and</p> <p>(g) the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.</p>	<p>Letter RP to Certifier, 14/07/20</p>	<p>No ground anchors are being extended into the public roadway.</p>	NT
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	<p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Letter SINSW to DPE 08/03/22 (notice of commencement of operations)</p> <p>DPE post approval portal lodgement 08/03/22 (notice of commencement of operations)</p>	<p>Operations were notified on 08/03/22. Operations commenced on 26/04/22</p>	C
External Walls and Cladding				
D2	<p>Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>	<p>Installation certificate (and associated data sheets), Sharvain Projects, 26/11/21 (cladding installation certificate).</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>The contractor confirmed compliance with this condition and the information was submitted to and accepted by the Certifier through issue of Crown Completion Certificate.</p>	C
D3	<p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>Installation certificate (and associated data sheets), Sharvain Projects,</p>	<p>The information was submitted to the Department within the timeframe required by this condition.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		26/11/21 (cladding installation certificate). Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 DPE post approval portal lodgement 23/02/22		
Post-construction Dilapidation Report				
D4	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council.</p>	<p>Post construction dilapidation report, Acumen Engineers, January 2022</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Letter Roberts to Council, 09/02/22 (submission of dilapidation report to Council)</p> <p>Document receipt Council, 10/02/22 (receipt of dilapidation)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Interview with auditees 27/05/22</p>	<p>A dilapidation report was prepared.</p> <p>The dilapidation report did not identify any residual damage.</p> <p>A complaint was received regarding damage to a resident's fence. The Project investigated and the dilapidation report identified that the issues with the fence were pre-existing condition.</p> <p>Council provided acceptance of engineering and road works, noting that defects associated with those works were being worked through.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Conditions of this consent.</i></p>	<p>Post construction dilapidation report, Acumen Engineers, January 2022</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Letter Roberts to Council, 09/02/22 (submission of dilapidation report to Council)</p> <p>Document receipt Council, 10/02/22 (receipt of dilapidation)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Interview with auditees 27/05/22</p>	<p>A dilapidation report was prepared.</p> <p>The dilapidation report did not identify any residual damage to Council or other public assets.</p> <p>A complaint was received regarding damage to a resident's fence. The Project investigated and the dilapidation report identified that the issues with the fence were pre-existing condition.</p> <p>Council provided acceptance of engineering and road works, noting that defects associated with those works were being worked through.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
D6	<p>Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, must be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's standards and specifications are available on the Council website.</p>	<p>Site inspection 26/05/22</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p>	<p>Public areas appeared to be safe during the inspection.</p> <p>The Council noted this as accepted in their letter of acceptance for engineering and road works.</p>	C
Protection of Property				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<p>Post construction dilapidation report, Acumen Engineers, January 2022</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p> <p>Letter Roberts to Council, 09/02/22 (submission of dilapidation report to Council)</p> <p>Document receipt Council, 10/02/22 (receipt of dilapidation)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Interview with auditees 27/05/22</p>	<p>A dilapidation report was prepared.</p> <p>The dilapidation report did not identify any residual damage to Council or other public assets.</p> <p>A complaint was received regarding damage to a resident's fence. The Project investigated and the dilapidation report identified that the issues with the fence were pre-existing condition.</p> <p>Council provided acceptance of engineering and road works, noting that defects associated with those works were being worked through.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
Utilities and Services				
D8	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Section 73 Certificate, Sydney Water, 17/09/20	The Project obtained the Section 73 prior to operations.	C
Roadworks, Signposting and Associated Markings				
D9	<p>The following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW:</p> <ul style="list-style-type: none"> (a) the proposed wombat pedestrian crossing on Macpherson Street where it intersects Mellor Street, as identified in the Meadowbank Education and Employment Precinct Schools Project Transport and Accessibility Impact Assessment dated 28 February 2020 prior to commencement of operation; (a) the provision of a pedestrian crossing on See Street where it intersects with Macpherson Street within 3 months of commencement of operation or timing otherwise agreed by the Planning Secretary; (b) the upgrade of the existing pedestrian refuge at the Bowden Street roundabout to a wombat pedestrian crossing; and (c) construct and implement the measures agreed to as part of the public domain enhancement strategy approved under condition B44 to encourage walking and cycling to the school. 	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Collier, 06/05/22 – 15/06/22</p> <p>Site inspection 26/05/22</p>	<p>Council provided direction to proceed with the design pedestrian crossing at Mellor Street on 25/05/22. Colliers and Council had several points of communication to clarify some basic scope and design expectations. On 02/06/22 Colliers confirmed that it would progress the design.</p> <p>The school had not been operational for more than three months at the time of the fourth Independent Audit. That being said, the crossings were sighted on the day of the inspection.</p> <p>On 16/05/22 SINSW confirmed that:</p> <ul style="list-style-type: none"> (a) a 1.2 metre to 1.5 metre Shared User Path (SUP) will be constructed on the western side of Hermitage Road within six months of commencing school operations as approved in Modification 4 issued by DPE on 12 April 2022. (b) A 2.5 metre SUP has been constructed on the southern side of Macpherson Street, between Mellor and Bowden Streets, as required by Condition B44(b), as approved by City of Ryde Council in their Endorsed Public Domain Plans issued on 22 July 2021 and Council's Conditional Compliance Certificate issued on 22 April 2022 . (c) A 2.5 metre SUP has been constructed on the western side of Bowden Street, from Victoria Road to Macpherson Street, as required by Condition B44(c) and as approved by City of Ryde Council in their Endorsed 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Public Domain Plans issued on 22 July 2021, Modification 4 issued by DPE on 12 April 2022 and Council's Conditional Compliance Certificate issued on 22 April 2022.</p> <p>(d) Upgrades and repairs to the existing footpath on the southern side of Squire Street have been undertaken to provide a 1.35 metre footpath from Sutherland Avenue to Bowden Street as approved by City of Ryde Council in their Endorsed Public Domain Plans issued on 22 July 2021, Modification 4 issued by DPE on 12 April 2022 and Council's Conditional Compliance Certificate issued on 22 April 2022.</p> <p>(e) A 2.5 metre SUP has been constructed on the southern side of Rhodes Street, as required by Condition B44(e) and as approved by City of Ryde Council in their Endorsed Public Domain Plans issued on 22 July 2021</p>	
D10	Prior to the commencement of the operation of the new schools, the Applicant must consult with Council and TfNSW in relation to the need for the provision of a wombat pedestrian crossing or alternative pedestrian infrastructure upgrade works at the northern end of Mellor Street near/at its intersection with Victoria Road.	<p>Meeting minutes, 19/11/20</p> <p>Meeting agenda, 18/12/20</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Collier, 06/05/22 – 15/06/22</p>	Council provided direction to proceed with the design pedestrian crossing at Mellor Street on 25/05/22. Colliers and Council had several points of communication to clarify some basic scope and design expectations. On 02/06/22 Colliers confirmed that it would progress the design.	C
D11	Evidence of consultation and outcomes of consultation undertaken under condition D10 must be provided to the Planning Secretary prior to the commencement of the operation of the new schools.	<p>Letter SINSW to DPE, 05/04/22</p> <p>DPE post approval portal lodgement 12/04/22</p>	SINSW provided the details of consultation prior to operations.	C
D12	A pedestrian crossing on Rhodes near/at its intersection with Mellor Street must be provided, subject to agreement and relevant approvals from Council and/or TfNSW, within 3 months of commencement of operation or timing otherwise agreed by the Planning Secretary.	<p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave)</p> <p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Colliers, 06/05/22 – 15/06/22</p> <p>Letter SINSW to DPE, 27/06/22 (request for extension to D12).</p> <p>Letter DPE to SINSW, 08/07/22 (approval to extend D12 to 30/01/23).</p>	<p>Public domain works were delivered as per the approved Section 138 as evidenced through the conditional compliance certificate dates 22/04/22.</p> <p>Council provided direction to proceed with the design pedestrian crossing at Mellor Street on 25/05/22. Colliers and Council had several points of communication to clarify some basic scope and design expectations. On 02/06/22 Colliers confirmed that it would progress the design. As the agreement from Council has only just been received, the crossing has not yet been delivered. On 27/06/22 SINSW sought an extension to the due date of this requirement to 30/01/23. On 08/07/22 the Department approved that request.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D13	<p>Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with:</p> <p>(a) all required School Zone signage, speed management signage, pedestrian safety signage, bus zone signage and associated pavement markings along all nominated bus zone and pick-up/drop-off zones on Rhodes and Macpherson Streets, must be installed, inspected by Council and / TfNSW (where relevant) and handed over to Council and / or TfNSW(RMS) (whichever applicable);</p>	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22</p>	<p>Observation: On 22/04/22 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15/07/22.</p> <p>The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificate.</p>	C
	<p>(b) all roads and traffic facilities outside the school boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road, pavement or pedestrian crossing construction works;</p>			
	<p>(c) all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;</p>			
	<p>(d) School Zone signs and pavement marking patches must be removed and installed in accordance with TfNSW approval/authorisation, guidelines and specifications. All School Zone signs and pavement markings must be installed prior to student occupation of the site;</p>			
	<p>(e) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993;</p>			
	<p>(f) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained;</p>			
	<p>(g) the Applicant must submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site:</p> <p>(i) A copy of Council's development Conditions of Consent;</p> <p>(ii) The proposed school commencement/opening date; and</p> <p>(iii) Two (2) sets of detailed design plans showing the following: School property boundaries; all adjacent road carriageways to the school property; proposed school access points to the public road network and any conditions imposed/proposed on their use; existing and proposed pedestrian crossing facilities on the adjacent road network; existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and existing and proposed street furniture and street trees.</p>			
Public Domain Upgrades				
D14	<p>Prior to the commencement of the operation of the new schools, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works:</p> <p>(a) the full reconstruction of half road width for the Rhodes Street frontage of the development site and along the bus bays to be constructed on Macpherson Street where there is no pavement, or the existing pavement is in an unsatisfactory condition in accordance with the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road;</p> <p>(b) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction;</p>	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).</p>	<p>Council provided satisfaction of D14 through their conditional completion certificate and correspondence records D21/162713, D21/162714, D21/162715, D21/162716.</p> <p>The conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) the construction of new kerb and gutter along the Rhodes frontage of the development site and along the bus bays to be constructed on Macpherson Street;</p> <p>(d) turfing of the nature strips adjacent to the new concrete footpath across the entire frontage of the development site, in accordance with Council's standard turf profile shown on Drawing No. PL7.1;</p> <p>(e) the construction of new driveway access to the proposed entry and exit driveways to the on-site loading area. The new driveways access must be designed and constructed as per Council's requirements and Road Safety check reports recommendations;</p> <p>(f) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B44, with the exception of Hermitage Road which must be delivered within 6 months of commencement of operation or timing otherwise agreed by the Planning Secretary. The proposed civil works must be in accordance with Council's Specification and Standard Drawing;</p> <p>(g) reconstruction of the existing kerb and gutter associated with half road pavement reconstruction undertaken along the Rhodes Street frontage of the development and along the bus bays to be constructed on Macpherson Street where required under condition (a);</p> <p>(h) new street lights using LED luminaire to be designed and installed to Australian Standard AS1158:2010 Lighting for Roads and Public Spaces, with vehicular luminance category V3 and pedestrian luminance category P2 to replace any existing street lighting proposed to be removed as part of the development. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council prior to lodgement of the scheme with Ausgrid for their approval. The street lighting will remain on the Ausgrid street lighting network;</p> <p>(i) upgrades required to accommodate buses including (but not limited to):</p> <p>(i) widening of Rhodes and Macpherson Streets to allow for bus access and kerbside stops;</p> <p>(ii) widening the horizontal curve between Rhodes Street and Hermitage Road to allow for the required bus swept path envelope;</p> <p>(iii) lengthening the Bowden Street right turn bay into Macpherson Street to store a bus adequately; and</p> <p>(iv) delineating parking lanes along Rhodes Street to define allocation and minimise the risk of collisions;</p> <p>(j) the provision of S-kerbs to connect to the existing kerb and gutter so as to enable street sweepers to properly manoeuvre the indented section of the road pavement;</p> <p>(k) stormwater drainage installations in the public domain in accordance with Council's stormwater team recommendations;</p> <p>(l) signage and linemarking details;</p> <p>(m) staging of the public civil works, if any, and transitions between the stages; and</p> <p>(n) the relocation/adjustment of all public utility services affected by the proposed works.</p>		<p>be addressed by 15/07/22. None of the defects appear to relate to public domain works referenced in this condition.</p> <p>The Roads Act approval was granted in 20/07/21.</p>	
D15	Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the works approved by Council (condition D14) have been carried out.	Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The Certifier provided acceptance of Councils conditions compliance certificate through issue of the Crown Completion Certificates.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Crown Completion Certificate 22/124692-10, MBC Group, 22/04/22 (public domain)		
Works as Executed Plans				
D16	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.	<p>Final Stormwater WAE Report, TSS 18/01/22 (signed WAE plans)</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p> <p>Crown Completion Certificate 22/124692-10, MBC Group, 22/04/22 (public domain)</p> <p>Email Roberts to Council, 25/03/22 (submission of WAE plans to Council)</p>	The Certifier provided acceptance through issue of the Crown Completion Certificates. Copies were provided to Council on 25/03/22.	C
School Travel Plan				
D17	<p>Prior to the commencement of operation, a School Travel Plan (STP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(b) be based on the STP submitted with the RtS <i>Meadowbank Education and Employment Precinct Schools Project Travel Plan</i> dated 28 February 2020 and prepared by GTA Consultants, and include the following additional measures recommended by TfNSW:</p> <p>i) including training courses for students on safe walking, riding and public transport use as the Student Targeted Actions;</p> <p>ii) installation of next service departure screens for T9 rail services (and bus services if possible e.g. Victoria Road bus services) in the lobby to encourage public transport use; and</p> <p>iii) develop and deliver a robust communications strategy for the Travel Plan to users of the site prior to occupation which includes key messages on how to travel including prioritising public and active transport as well as road safety messages;</p> <p>(c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the STP;</p> <p>(d) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the STP;</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the STP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and</p>	<p>School Transport Plan, Stantec, 30/11/21 (STP and OTAMP)</p> <p>Letter DPE to SINSW 21/04/22 (approval of STP)</p>	The STP/OTAMP was prepared in accordance with this condition and was approved by the Department on 21/04/22.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary).			
Operational Transport and Access Management Plan (OTAMP)				
D18	<p>Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:</p> <p>(a) the operation and management of the staggered primary and secondary school start times to reduce and manage the peak trip generation and congestion on local roads;</p> <p>(b) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(c) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(d) the location and operational management procedures of the pick-up and drop-off parking located within Rhodes Street, including staff management/traffic controller arrangements;</p> <p>(e) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches on Rhodes and Macpherson Streets including staff management/traffic controller arrangements;</p> <p>(f) loading dock location(s), number of bays, swept path diagrams for the longest vehicle delivery and services vehicle and bus access and management arrangements;</p> <p>(g) management of approved access arrangements;</p> <p>(h) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Rhodes Street;</p> <p>(i) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(j) a monitoring and review program.</p>	<p>School Transport Plan, Stantec, 30/11/21 (STP and OTAMP)</p> <p>Letter DPE to SINSW 21/04/22 (approval of STP)</p>	<p>The STP/OTAMP was prepared in accordance with this condition and was approved by the Department on 21/04/22.</p>	C
Mechanical Ventilation				
D19	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	<p>Installation Certificate, Fredon, 04/02/22</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p>	<p>The mechanical ventilation subcontractor confirmed that mechanical ventilation as installed as per AS1668. Dispensation not required from FRNSW.</p> <p>The Certifier provided acceptance through issue of the Crown Completion Certificate.</p>	C
Operational Noise – Design of Mechanical Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D20	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	School at the Meadowbank Compliance Testing Report, Acoustic Logic, 23/12/21 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain) Crown Completion Certificate 22/124692-10, MBC Group, 22/04/22 (public domain) Email chain, Acoustic Logic and Roberts 7-8/04/22 (close out of Acoustic Logic recommendations) Schools and Meadowbank Education and Employment Precinct – Condition	In late 2021 and early 2022 acoustic testing was conducted on the Project and following defects rectification noise was deemed adequate by the acoustic consultant. Confirmation that design elements were incorporated were also confirmed. The Certifier accepted the acoustic consultants reports by way of issue of the Crown Certificate.	C
Bicycle Parking and End-of-Trip Facilities				
D21	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 15 staff and 273 visitor/student bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff, which provide for at least a secure changing area, lockers and two showers; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Letter Stantec to Roberts, 16/03/22 (verification of end of trip facilities) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	Stantec conducted a review of the as built end of trip facilities and verified that the bike parking and end of trip facilities satisfy the design requirement from this condition and that more that the minimum staff and visitor bicycle parking spaces have been provided, the Australian Standard has been applied, secure end of trip facilities have been built, and all signage installed.	C
Fire Safety Certification				
D22	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Fire Safety Certificate, 21/01/22 Site inspection 26/05/22	The Fire Safety Certificate was authorized on 21/01/22. The Certificate is placed next to the fire indicator panel.	C
Structural Inspection Certificate				
D23	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Structural design certificate, Enstruct, 16/02/22 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The structural design certificate was submitted to the satisfaction of the Certifier prior to operations. Certifier acceptance provided through issue of the Crown Completion Certificate. The information was submitted to both Department and Council prior to operations.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	DPE post approval portal lodgement 18/02/22 (submission to DPE) Email Roberts to Council, 18/02/22 (submission to Council)		
Compliance with Food Code				
D24	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas (where provided) have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Installation Certificate, The Mack Group, 14/02/22 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The subcontractor confirmed that the kitchen, food storage and food preparation areas complied with the relevant standard. Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Stormwater Quality Management Plan				
D25	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Stormwater Operation and Maintenance Plan, Enstruct, Rev2 (OMP) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The OMP has been prepared and it addresses each of the requirements from this condition. Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Warm Water Systems and Cooling Systems				
D26	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Letter Roberts to McKenzie Group, 12/11/21	There are no warm water systems and water cooling systems on the Project.	NT
Outdoor Lighting				
D27	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Installation certificate, Core Engineering, 14/09/21 Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The subcontractor confirmed that the lighting complied with the relevant standard. Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Signage				
D28	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Photo series, pics 1- 4, 10/02/22 Site inspection 26/05/22	Way finding signage was installed prior to operations and was in place during the site inspection.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D29	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Photo series, pics 1- 4, 10/02/22 Site inspection 26/05/22	Way finding signage was installed prior to operations and was in place during the site inspection.	C
Operational Waste Management Plan				
D30	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included within the <i>Meadowbank Education and Employment Precinct Schools Project Operational Waste Management Plan Report</i> dated 11 October 2019 and prepared by Foresight Environmental.</p>	<p>Operational Waste Management Plan, Foresight Environmental, 08/12/21</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p>	<p>The OWMP has been prepared and it addresses the requirements of this condition.</p> <p>Certifier acceptance provided through issue of the Crown Completion Certificate.</p>	C
Site Audit Statement				
D31	Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the site is suitable for the educational establishment land use and be provided for the information of the Planning Secretary and the Certifier.	<p>Section 2 Site Audit Report and Site Audit Statement, Geosyntec, 16/02/22</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p> <p>DPE post approval portal lodgment 18/02/22</p>	<p>The SAR and SAS was issued prior to operations. It deemed the site suitable for its intended use.</p> <p>Certifier acceptance provided through issue of the Crown Completion Certificate.</p> <p>The SAS and SAR were submitted to the Department.</p>	C
Landscaping				
D32	Prior the commencement of the operation of the schools, the landscaping (including hard and soft landscaping, all open spaces, fencing, paths and the like) must be installed in accordance with the landscaping drawings and the <i>Meadowbank Education and Employment Precinct Schools Project Landscaping Design Report</i> dated 21 January 2020 and prepared by Urbis Pty Ltd.	<p>Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping)</p> <p>Site inspection 26/05/22</p>	Urbis confirmed that the landscaping had been installed as per the Landscaping Design Report prior to operations.	C
D33	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the revegetation and landscaping on-site. The OLMP must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) be consistent with the Applicant's management and mitigation measures contained within the <i>Meadowbank Education and Employment Precinct Schools Project Landscaping Design Report</i> dated 21 January 2020 and prepared by Urbis Pty Ltd;</p>	<p>Operation and Maintenance Manual, Landscape Solutions, August 2021 (OLMP)</p> <p>Email Urbis to Roberts, 19/10/21</p>	The OLMP was prepared in accordance with this condition. Urbis provided comment on the OLMP and confirmed their satisfaction.	C
D34	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	Certifier acceptance provided through issue of the Crown Completion Certificate.	C
Operational Flood Emergency Management Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D35	<p>Prior the commencement of the operation of the schools, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <p>(a) Is be prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>(c) includes details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and students.</p>	<p>Flood Emergency Management Plan, Enstruct, RevB.</p> <p>Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)</p>	<p>The Flood Emergency Response Plan was prepared by a suitably qualified and experienced person. It addresses each of the requirements of this condition.</p> <p>Certifier acceptance provided through issue of the Crown Completion Certificate.</p>	C
D36	<p>Prior to the commencement of operation, a Pedestrian Safety Management Strategy prepared by an accredited (Level 3) road safety auditor and in consultation with Council, must be submitted to the Planning Secretary for approval. The Pedestrian Safety Management Strategy must include recommendations for the safe management of pedestrian movements to and from the site in the absence of completion of the following works:</p> <p>(a) the footpath on the western side of Hermitage Road;</p> <p>(b) the pedestrian crossing on See Street where it intersects with Macpherson Street; and</p> <p>(c) the pedestrian crossing on Rhodes Street at/near Mellor Street.</p> <p>All applicable recommendations must be implemented by the Applicant at no cost to Council.</p>	<p>Pedestrian Safety Management Strategy, Stantec, 19/04/22 (PSMS)</p> <p>Email Council to Colliers, 19/04/22 (no further comments on the PSMS)</p> <p>Email Council to Colliers, 25/05/22 (continue with interim PSMS arrangements)</p> <p>Letter DPE to SINSW 22/04/22</p>	<p>The PSMS was prepared in accordance with this condition, prior to commencement of operations. The PSMS was approved by the Department on 22/04/22. On 19/04/22 Council advised that it has no further comments on the PSMS and on 25/05/22 the agreed with continued implementation of the temporary pedestrian management measures.</p> <p>The Department's approval of the PSMS included a request for a monthly update on the implementation of the PSMS temporary pedestrian management measures. This was provided on 15/06/22.</p>	C
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the communal hall and gymnasium, where applicable, restricting use before 7am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p>	<p>220617 SSD 9343_IA4_RFI checklist_Rev1.0_WOLFPEAK (client response to WolfPeak RFI)</p> <p>Out of Hours Event Management Plan (Community Use) Meadowbank Public School and Marsden High School, Dep of Education (no date)</p>	<p>Only one out of hours event occurred during the audit period (Federal election polling). This was organized by the AEC and the School. No OOHEMP was prepared for this event. The Auditor is of the view that election polling is arranged by the AEC and does not constitute a community use event.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	As above	As above	NT
Operational Restrictions				
E3	The following restrictions apply to the use of the school facilities by external parties (i.e. for communal use of the school): (a) community use of school facilities is limited to the communal hall and the gymnasium. No use of outdoor courts/fields for community or competitive sports; (b) if the operation of the communal hall for community use includes the use of amplified music, singing or powered tools all windows shall be kept closed; and (c) the operation of the communal hall and gymnasium for communal use is restricted to 10pm.	As above Interview with auditees 27/05/22	As above. The school has not permitted use by external parties with the exception of Federal election polling.	NT
Operation of Plant and Equipment				
E4	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Section 73 Certificate, Sydney Water, 17/09/20 Final Stormwater WAE Report, TSS 18/01/22 (signed WAE plans) Installation Certificate, Fredon, 04/02/22 School at the Meadowbank Compliance Testing Report, Acoustic Logic, 23/12/21 Letter Stantec to Roberts, 16/03/22 (verification of end of trip facilities) Fire Safety Certificate, 21/01/22 Installation Certificate, The Mack Group, 14/02/22 Letter Roberts to McKenzie Group, 12/11/21 Installation certificate, Core Engineering, 14/09/21 Photo series, pics 1- 4, 10/02/22 Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping) Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	The installation certificates referred to in Part D confirm that plant and equipment has been installed correctly. This has been verified by the Certifier though issue of the Crown Completion Certificate. All plant and equipment is still within the defects and liability period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Warm Water Systems and Cooling Systems				
E5	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Letter Roberts to McKenzie Group, 12/11/21	There are no warm water systems and water cooling systems on the Project.	NT
Community Communication Strategy				
E6	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020.</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-information-packs</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-project-updates</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-works-notifications</p> <p>https://meadowbank-p.schools.nsw.gov.au/about-our-school/location-and-transport.html</p> <p>https://marsden-h.schools.nsw.gov.au/about-our-school/location-and-transport.html</p>	Community Communication Strategy identifies ongoing commitments 5. Requirements relevant to operation continue to be implemented. These include welcome packs, updates, operation of the SINSW website, the use of the CRM software and complaints register.	C
Operational Transport and Access Management Plan (OTAMP)				
E7	The OTAMP(s) approved under condition D18 as revised from time to time) must be implemented by the Applicant for the life of the development	Travel access guide, 26/04/22	The travel access guide communicates the requirements from the OTAMP to the school users. Surveys are	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Travel coordinator (Stantec) to Colliers, 25/05/22 (survey progress update)	currently being conducted to understand mode uses and school destination. With operation only having recently commenced other OTAMP requirements are pending.	
E8	The primary and secondary schools shall operate staggered start and finish times as detailed in the OTAMP approved under condition D18.	Interview with auditees 27/05/22 Travel access guide, 26/04/22	This is in operation and has been communicated to school users. The Public School start finish times are 08:45am and 2:45pm. The High School start and finish times 09:00am and 3:00pm.	C
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd.	Letter Acoustic Logic to Roberts, 27/05/22 (assessment of operational noise)	Noise monitoring was conducted on 26/05/22 which conformed compliance with the criteria specified in the reports in conditions E9 and E10.	C
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the <i>Meadowbank Education and Employment Precinct Schools Project Noise Impact Assessment</i> dated 10 October 2019 and prepared by Acoustic Logic Consultancy Pty Ltd as updated by Addendum Acoustic Statement ref: 20190000.1/1216A/R0/TT dated 16 December 2019 and prepared by Acoustic Logic Consultancy Pty Ltd. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Letter Acoustic Logic to Roberts, 27/05/22 (assessment of operational noise) DPE post approval portal lodgement 16/06/22.	Noise monitoring was conducted on 26/05/22 which conformed compliance with the criteria specified in the reports in conditions E9 and E10. The report was submitted on 16/06/22 which is within 2 months of commencement of operations.	C
Unobstructed Driveways and Parking Areas				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Site inspection 26/05/22 Complaints Register current to 15/05/22. HSE inspection records, November 2021 – March 2022 iAuditor RP Site Inspection register (dashboard).	HSE inspections were being undertaken during the audit period and did not identify obstruction of the public way as an issue. Complaints were received about parking, access and business disruption on 08/11/21, 19/11/21, 25/11/21, 11/12/21, 18/01/22, 21/01/22, 28/01/22, 12/02/22, 16/02/22, 09/05/22, however these appear to be related to construction. For each SINSW responded by stating that the works were proceeding as planned.	C
School Travel Plan				
E12	The School Travel Plan required by condition D17 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. A copy of the updated School Travel Plan(s) must be provided to the Planning Secretary within one month of being updated.	https://meadowbank-p.schools.nsw.gov.au/about-our-school/location-and-transport.html https://marsden-h.schools.nsw.gov.au/about-our-school/location-and-transport.html Travel access guide, 26/04/22	The STP appears to have been implemented for the audit period. The Annual review is not yet due.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Travel coordinator (Stantec) to Colliers, 25/05/22 (survey progress update)		
Road Safety Audit				
E13	Within one month of commencement of operation of the schools and use of the proposed primary and secondary school bus zones on Rhodes and Macpherson Streets and the pick-up/drop-off parking spaces on Rhodes Street, a Road Safety Audit (RSA) (Refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) must be conducted on all relevant sections of road utilised for bus and private vehicle drop-off and pick-up, as well as all new traffic facilities including pedestrian crossings, as approved under this consent.	Email Colliers to Council, 26/05/22 (submission of Road Safety Audit to Council). Road Safety Audit, PTC, 25/05/22	A Road Safety Audit (RSA) was undertaken in accordance with this condition, with the report finalized on 25/05/22, and submitted to Council on 26/05/22. The RSA identified 4 medium risk items that relate to queuing and signage. A number of low risk items were also identified. The recommendations to address the medium risk items are to be discussed with Council following their review.	C
E14	Appropriate road safety measures and/or traffic management measures must be implemented based on the outcomes of the RSA in consultation with Council and submitted to Council or any other relevant road authority (such as TfNSW) within 3 months of completion of the RSA.	Email Colliers to Council, 26/05/22 (submission of Road Safety Audit to Council). Road Safety Audit, PTC, 25/05/22	A Road Safety Audit (RSA) was undertaken in accordance with this condition, with the report finalized on 25/05/22, and submitted to Council on 26/05/22. The RSA identified 4 medium risk items that relate to queuing and signage. A number of low risk items were also identified. The recommendations to address the medium risk items are to be discussed with Council following their review. The three months timeline is yet to be triggered.	NT
E15	A follow up RSA must be conducted within 6 months of commencement of operation or after implementation of the necessary additional measures (if needed), to ensure that the proposed bus zones and the drop-off and pick-up zones are operating safely. The RSA must be undertaken in consultation with Council.	Letter SINSW to DPE 08/03/22 (notice of commencement of operations) DPE post approval portal lodgement 08/03/22 (notice of commencement of operations)	Operations were notified on 08/03/22. Operations commenced on 26/04/22. The review is not yet due.	NT
Ecologically Sustainable Development				
E16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Letter SINSW to DPE 08/03/22 (notice of commencement of operations) DPE post approval portal lodgement 08/03/22 (notice of commencement of operations)	Operations were notified on 08/03/22. Operations commenced on 26/04/22. The requirement is not yet due.	NT
E17	The Applicant must implement the rainwater re-use plan required by condition B9 for the duration of the development.	Rainwater harvest design statement, WS&P, 13/07/20 Interview with auditees 27/05/22 Site inspection 26/05/22 Hydraulic services installation certificate, Boone and Willard, 14/12/21	The plumbing and drainage contractor confirmed that the hydraulic design was installed. The rainwater harvest design forms part of the hydraulic design. Rainwater tanks were sighted during the inspection.	C
Flooding and Stormwater				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E18	The operation of the schools must be carried out at all times in accordance with the OMP (condition D25) and the FERSP (condition D35).	Stormwater Operations and Maintenance Plan, Enstruct, Rev2 (OMP) Flood Emergency Management Plan, Enstruct, RevB. Crown Completion Certificate 22/124692-9, MBC Group, 25/02/22 (all but public domain)	Stormwater quality treatment devices are fixed units and have been verified as having installed as per the design. Maintenance frequencies in the OMP means that maintenance requirements have yet to be triggered. No flood events have occurred during the operation phase of the development. Major storm events occurred in February and March 2022, however these were prior to the operations phase and, therefore, prior to the FERSP under D35 having come into effect.	C
Outdoor Lighting				
E19	Notwithstanding condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Complaints register current to 15/05/22	There have been no complaints regarding light spill from operations.	C
Landscaping				
E20	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D32 for the duration of occupation of the development.	Installation Certificate, Urbis, 11/02/22 (confirmation of installation of landscaping) Site inspection 26/05/22 Operation and Maintenance Manual, Landscape Solutions, August 2021 (OLMP) Email Urbis to Roberts, 19/10/21	Landscaping was only completed in late 2021 and early 2022. There are no major maintenance requirements under the Landscape Management Plan (i.e.: confined to weed removal and watering etc.). The landscaping was in good condition at the site inspection, indicating that this is occurring.	C
Public Domain Works-as-Executed Plans				
E21	Prior to the commencement of the operation of the new schools, work-as-executed (WAE) plans must be submitted to Council for review and approval (within 14 working days of submission). The WAE plans must be prepared on a copy of the approved plans and must be certified by a Registered Surveyor. All departures from the Council approved details must be marked in red with proper notations. Any rectifications required by Council must be completed by the Applicant. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council must be submitted in a form advised by Council. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).	Council provided conditional approval of public domain works. In the approval condition E21 is marked as being satisfied.	C
Compliance Certificate – External Works				
E22	Prior to the commencement of the operation of the new schools, a compliance certificate must be obtained from Council confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works) Section 138 Permit Council stamped plans, 20/07/21 (road / footpath works from Hermitage Road to Squire Street / Sutherland Ave).	Council provided conditional approval of public domain works. The approval was granted pursuant to E22.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E23	<p>Prior to the issue of a Conditional Compliance Certificate by Council, the Applicant must demonstrate compliance with the following to the satisfaction of Council:</p> <p>(a) all civil works within the public domain and associated with road widening, must be completed in accordance with Council requirements and provide safe and functional public access;</p> <p>(b) completion of a final inspection by Council, and rectification to Council satisfaction of any identified defects which are deemed to impact public safety or functional use of the road reserve;</p> <p>(c) submission of compliance documentation to Council from a road safety auditor confirming that all the new traffic facilities works have been completed and provide for functional and safe use for the public and that they have no objections to commencement of public use on commencement of operation of the new school; and</p> <p>(d) submission to Council of any asset handover documentation required to demonstrate that the completed works are adequate for safe and functional use by the public.</p>	Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)	Council provided conditional approval of public domain works. The approval was granted pursuant to E22. It acknowledges that whilst defects exist and need to be addressed that new traffic facilities works have been completed and provide for functional and safe use for the public and that they have no objections to commencement of public use on commencement of operation, and that they have been handed over to Council.	
E24	<p>Prior to issue of the Final Compliance Certificate by Council confirming that all external works in the public road reserve and alteration to Council assets have been completed, compliance with the following requirements must be demonstrated by the Applicant to the satisfaction of Council:</p> <p>(a) completion of an additional inspection to verify that all previously identified defects have been adequately addressed to Council's satisfaction and any additional defects identified in the interim have also been addressed;</p> <p>(b) submission to Council of all documentation associated with asset handover and all documentation must meet Council standards and be resubmitted if required; and</p> <p>(c) rectification or finalisation of any issue impacting Council assets.</p>	<p>Letter Council to Colliers, 22/04/22 (conditional completion certificate for external engineering and road works)</p> <p>Email chain, Council and Collier, 06/05/22 – 15/06/22</p>	<p>On 22/04/22 Council provided a conditional completion certificate which confirms that the external works have been completed for the development as per the approved MOD 4 consent conditions (subject to defects being addressed). On 16/06/22 Council acknowledged close out of 3 of 8 defects and granted an extension for remaining defects to be addressed by 15/07/22.</p> <p>A final certificate has not been issued.</p>	NT
E25	<p>Pedestrian Safety Management Strategy</p> <p>Until such time that all public domain works required under this consent have been completed to the satisfaction of the relevant roads authority, the approved Pedestrian Safety Management Strategy (Condition D36) must be implemented.</p>	<p>Pedestrian Safety Management Strategy, Stantec, 19/04/22 (PSMS)</p> <p>Email Council to Colliers, 19/04/22 (no further comments on the PSMS)</p> <p>Email Council to Colliers, 25/05/22 (continue with interim PSMS arrangements)</p> <p>Letter DPE to SINSW 22/04/22</p> <p>Site inspection 26 and 27/05/22</p> <p>Interview with auditees 27/05/22</p>	<p>Traffic and pedestrian controllers are in place during drop off and pick up times. For the first two weeks these comprised controllers at multiple locations. After two weeks these were phased down to locations surrounding Rhodes and Hermitage. These were sighted during the inspection.</p> <p>Pram ramps and floor mats have also been used.</p> <p>On 25/05/22 Council advised that they agreed with continued implementation of the temporary pedestrian management measures.</p> <p>The Department's approval of the PSMS included a request for a monthly update on the implementation of the PSMS temporary pedestrian management measures. This was provided on 15/06/22. The Auditor is not aware of a response having been provided by the Department.</p>	

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Contact: Bronagh McGeown
Phone: 0499 688 913
Email: compliance@planning.nsw.gov.au

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

Attention: Gavin Ng, Principal Compliance Officer

BY EMAIL ONLY: Gavin.Ng4@det.nsw.edu.au

Dear Mr Ng,

**Agreement of Independent Auditor
Meadowbank Education and Employment Precinct (SSD 9343)**

I refer to Jason Lorvic's submission, dated 7 September 2020, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of suitability qualified, experienced and independent auditors to undertake independent audits of the Meadowbank Education and Employment Precinct.

In accordance with Condition C37 of SSD 9343 (Consent) and the *Independent Audit Post Approvals Requirements* (May 2020), the Secretary has agreed to the following auditors:

- Mr Steve Fermio
- Mr Ricardo Prieto-Curiel
- Ms Josephine Heltborg
- Mr Derek Low

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

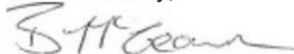
The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (May 2020). Failure to meet these requirements will require revision and resubmission.

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

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

If you have any questions, please contact Bronagh McGeown on the details listed above.

Yours sincerely,



Bronagh McGeown

Acting Principal Compliance Officer
As nominee of the Secretary

APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Sent: Thursday, 19 May 2022 3:06 PM
To: Derek Low
Subject: RE: Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Good afternoon Derek,

Apologies for the delay in getting back to you and thank you for consulting with the Department of Planning and Environment (Department) on the scope of the audit. The Department requests that you also consult with Ryde City Council.

Please ensure the audit is conducted in accordance with Condition C40 of Development Consent SSD 9343, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements. In addition to the above, please also focus on compliance with conditions relating to lighting.

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

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

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

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



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

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

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

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Tuesday, 10 May 2022 8:12 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi there.

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on the Meadowbank Education and Employment Precinct Schools Project - SSD 9343 (the Project).

I am currently preparing to undertake the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10581>
The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to occur in late May 2022 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

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

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

Any questions please let me know. I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

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

www.wolfpeak.com.au

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Derek Low

From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Thursday, 16 June 2022 2:40 PM
To: Derek Low
Subject: Additional clarification - Council comments for Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)
Attachments: SSD9343 - 2 Rhodes Street, Meadowbank - Conditional Compliance Certificate for External Works Rev02_Signed.pdf

Hi Derek

Hope you are well.

As per request, attachment to point 3 below is now included as attachment.

For item 6 the just confirming that it is not captured in the Conditional Compliance Certificate, it's a separate matter to ensure safety.

For item 7 – the matter is captured under item one in the list. That is :

Traffic: 1. The status of all physical works/infrastructure that the applicant is required to provide in accordance with the modified development consent (MOD 4). The outstanding works which the Applicant still needs to complete are the footpath along the western side of Hermitage Road and a new pedestrian crossing on Rhodes St/Mellor Street.

Please do not hesitate to contact me if you require further clarification.

Regards

Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations

DEVELOPMENT ASSESSMENT

P +61299528187

M +61466937047

E SanjuR@ryde.nsw.gov.au

W www.ryde.nsw.gov.au



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From: Derek Low <dlow@wolfpeak.com.au>
Sent: Thursday, 16 June 2022 2:24 PM
To: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Subject: RE: Council comments for Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi Sanju. Thanks for this. Could you please clarify some things below in red? Thanks.

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au
P: 1800 979 716
M: 0402 403 716
A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000
www.wolfpeak.com.au

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From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Wednesday, 15 June 2022 3:34 PM
To: Derek Low <dlow@wolfpeak.com.au>
Subject: Council comments for Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi Derek

Thank you for inviting Council to provide an input for this audit.
Council comments are as follows, if you could please include these matters in the upcoming audit:

TRAFFIC

1. The status of all physical works/infrastructure that the applicant is required to provide in accordance with the modified development consent (MOD 4). The outstanding works which the Applicant still needs to complete are the footpath along the western side of Hermitage Road and a new pedestrian crossing on Rhodes St/Mellor Street.
2. Effectiveness of the community communication strategy implemented by the Applicant (NSW Department of Education/School Infrastructure NSW), in terms of notifying the community of the timing and impact of the works that are required to be delivered by the Applicant.

PUBLIC DOMAIN

3. NSW Department of Education must comply with the Conditional Compliance Certificate requirements issued on 22/04/2022(attached) which includes the defects report and finalisation report. NSW Department of Education must confirm that all the external works have been completed as per the approved MOD 4 consent conditions . **The Conditional Compliance Certificate has not been attached. Can you please provide.**
4. As per condition E25, NSW Department of Education must implement a Pedestrian Safety Management Strategy during the school operation until all public domain works on Hermitage Road are completed, the approved timeframe to complete all these works will be on 27/10/2022. During this time the performance of this temporary pedestrian safety measurement must be observed and any feedback from the community and stakeholders must be considered for the performance of this arrangement.
5. The Hermitage Road footpath construction works must be delivered within the 6 months of the commencement of operation of the school, being 27th October 2022, refer condition B44 and D15 of the SSD MOD4 consent. Council is currently working with Schools Infrastructure with regards to the Roads Act Approval for these works. A concept plan has been submitted of which Council was generally agreeable. A detailed design for these footpath works has not been issued by NSW Schools Infrastructure to Council for assessment to date.
6. The street lights on the Sea street pedestrian crossing must be brought up to the current AS1158 to ensure a safe movement of people and vehicles on public roads. In addition, the street lighting from the pedestrian crossing on Macpherson Street (near Mellor Street) is providing a nuisance and impacting the residents and both these matter have been raised and discussed with NSW Department of Education to ensure compliance. **Is this captured in the Conditional Compliance Certificate or is it a separate matter? If it is a separate matter can you please confirm how / when this has been raised with SINSW and how this is being worked through? Please confirm.**
7. Please check with Alex regarding the new as built traffic facilities including road widening, pedestrian crossings and shared user paths and any future pedestrian crossing as part of the approved MOD4, dated 12/04/2022. **Are you referring to Alex McGuirk? She is no longer on this project. The Department has been consulted on the audit scope and has not raised any specifics around 'as built'. Can you please clarify what you are after here?**

You may contact me if you require any clarification.

Thank you

Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations

DEVELOPMENT ASSESSMENT

P +61299528187

M +61466937047

E SanjuR@ryde.nsw.gov.au

W www.ryde.nsw.gov.au



Customer Service Centre 1 Pope Street, Ryde (Within Top Ryde City shopping centre)

North Ryde Office Riverview Business Park, Building 0, Level 1, 3 Richardson Place, North Ryde

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From: Derek Low <dlow@wolfpeak.com.au>
Sent: Wednesday, 1 June 2022 2:59 PM
To: City of Ryde <CityofRyde@ryde.nsw.gov.au>; Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Subject: Independent Audit No. 4 of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi there.

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on the Meadowbank Education and Employment Precinct Schools Project - SSD 9343 (the Project).

I am currently undertaking the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10581>
 The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The audit is scheduled to occur across May and June 2022 (with reporting finalised in late July) and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with Council on the scope of the audit.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

Any questions please let me know. I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
 General Manager



E: dlow@wolfpeak.com.au
 P: 1800 979 716

M: 0402 403 716

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


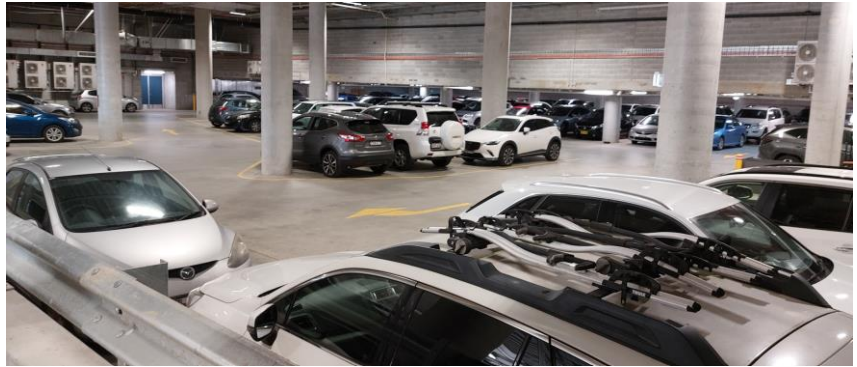

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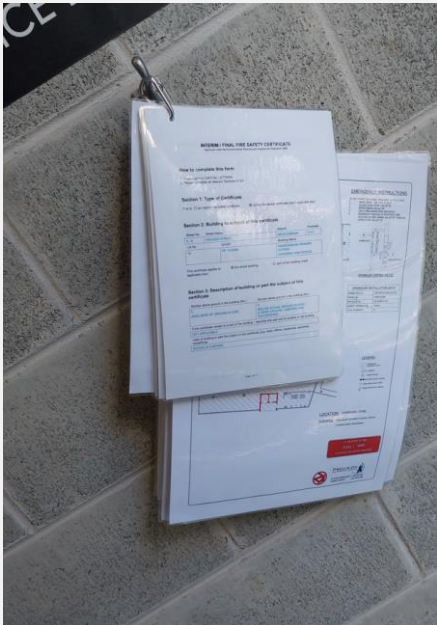

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APPENDIX D – SITE INSPECTION PHOTOGRAPHS


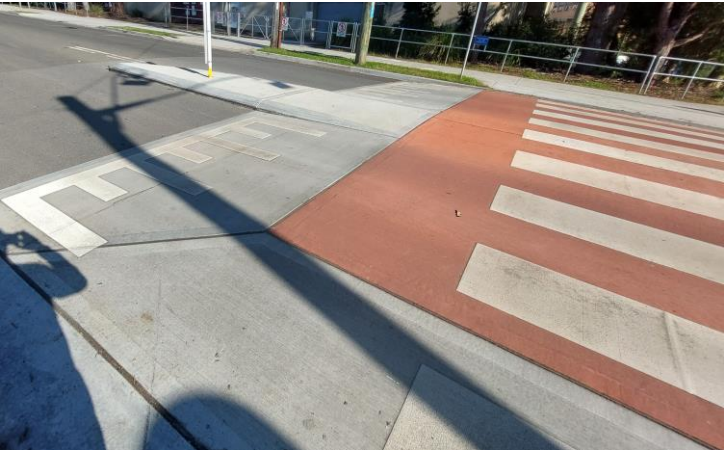
Note that the school was in operations at the time of the inspection and, therefore, photos have been limited to areas where students are not in shot.

No.	Comment	Photograph
1	Complete sports court	
2	Completed staff parking area	
3	Operational waste room. Collection is from the main carpark / loading bay.	

No.	Comment	Photograph
4	Example of completed landscaping.	
5	Examples of operational stormwater.	

No.	Comment	Photograph
6	Firewater systems.	
7	Fire Safety Certificate at the Fire Indicator Panel.	
8	Completed southern building.	

No.	Comment	Photograph
9	Rhodes Street shared user path.	 <p>A photograph showing a paved sidewalk on Rhodes Street. The sidewalk is wide and appears to be a shared user path. There are shadows from trees and a utility pole with a yellow sign on the right side of the sidewalk. The street is visible in the background with cars and buildings.</p>
10	Kiss and drop signage	 <p>A photograph of a street corner with Kiss and Drop signage. The sign is yellow and white, mounted on a pole. It features a blue 'KISS & RIDE' sign with an arrow pointing right, a red 'NO STOPPING' sign, and a blue 'KISS & RIDE' sign with an arrow pointing left. Below these are two yellow signs: 'DROP-OFF PICK-UP ZONE' and 'DROPOFF PICKUP ZONE'. The signs include text: 'Maximum stopping time 2 minutes only' and 'Driver must remain with vehicle at all times.' The background shows a street with cars and trees.</p>

No.	Comment	Photograph
11	School zone signage.	
12	McPherson Street pedestrian crossing.	

APPENDIX E – DECLARATIONS

Declaration of Independence - Auditor




Project Name:	Meadowbank Education and Employment Precinct Schools Project
Consent Number:	SSD 9343
Description of Project:	Development of the Meadowbank Education and Employment Precinct Schools Project, providing for new co-located primary and secondary schools and intensive English learning centre.
Project Address:	2 Rhodes Street, Meadowbank Lot 10 DP 1232584
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 4
Date:	04/07/22

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

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

Notes:

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

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

Declaration of Independence - Auditor



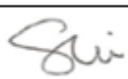
Project Name:	Meadowbank Education and Employment Precinct Schools Project
Consent Number:	SSD 9343
Description of Project:	Development of the Meadowbank Education and Employment Precinct Schools Project, providing for new co-located primary and secondary schools and intensive English learning centre.
Project Address:	2 Rhodes Street, Meadowbank Lot 10 DP 1232584
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 4
Date:	04/07/22

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

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

Notes:

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

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