

Rob Sherry
Planning Secretary
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2000

20 November 2020

Dear Rob,

Schools at the Meadowbank Education and Employment Precinct and SSD Number: 9343 – Notification of Non-Compliances in accordance with Condition A26 and A27 for information

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

In accordance with conditions **A26 & A27**, I am notifying you that the conditions outlined in the following page are identified as non-compliant by the External Independent Auditor for the Independent Audit covering the period of August 2020 to October 2020.

Non-compliances and observations identified in the Independent Audit will be addressed individually in the response to audit prepared in accordance with Condition C42.

The **Department of Education** therefore submits this notification to the Planning Secretary.

Regards,



Michael Kavanagh
Senior Project Director
Schools Infrastructure NSW

TAB A

Table 1: Summary of Non-compliances

Condition ID	Compliance Requirement	Consultation	Evidence and Comments	Status of Compliance
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> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the 	No consultation required	<p>CoC A22(a)(iii) requires that, at least 48 hours before the commencement of construction the Applicant must make all approved strategies, plans and programs required under the conditions of this consent publicly available on the project website. CoC A22(a)(viii) requires that the website include the complaints register, updated monthly.</p> <p>The CEMP and sub-plans, approved by the Certifier, are not publicly available. It is understood from the auditees that this has been intentionally held off until a traffic and access related matter is fully resolved with Council. The Auditor notes that Council does not have an approval role in relation to these matters.</p> <p>To rectify this matter SINSW will upload the documents to the project website no later than 30/11/2020.</p>	OPEN

	<p><i>specifications in any conditions of this consent, or any approved plans and programs;</i></p> <p><i>(vi) a summary of the current stage and progress of the development;</i></p> <p><i>(vii) contact details to enquire about the development or to make a complaint;</i></p> <p><i>(viii) a complaints register, updated monthly;</i></p> <p><i>(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;</i></p> <p><i>(x) any other matter required by the Planning Secretary; and</i></p> <p><i>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</i></p>			
B16 CSWMP - ESCP	<p>Page 11 of CSWMSP identifies the soil and water controls are to be implemented within an Erosion and Sediment Control (ERSED) Plan.</p>	No consultation required	<p>Whilst temporary arrangements are in place in accordance with the Ward ERSED Plan, the ERSED Plan in the CSWMSP is not relevant / appropriate for the works (either current or future). The auditees advise that the ERSED Plan in the CSWMSP is indicative only.</p> <p>To rectify this matter SINSW will update the ERSED Plan no later than 30/11/2020.</p>	OPEN

INDEPENDENT AUDIT REPORT


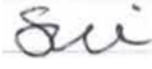
SCHOOLS AT THE MEADOWBANK EDUCATION AND EMPLOYMENT PRECINCT – SSD 9343

OCTOBER 2020

Revision History

Revision	Date	Prepared By	Reviewed By	Description
V0	23/10/2020	DL	SF	For issue to client
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Authorisation

Author name	Derek Low	Reviewer / approver name	Steve Fermio
Author position	Principal Auditor	Review position	Principal Auditor
Author signature		Reviewer / approver signature	
Date	29/10/2020	Date	29/10/2020

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EXECUTIVE SUMMARY

Schools Infrastructure NSW (SINSW) are 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. Consent for the Project was granted on 21 May 2020, State Significant Development (SSD) 9343, subject to a number of Conditions of Consent (CoC).

The objective of this Independent Audit is to satisfy SSD 9343 Schedule 2, CoC C40, requiring that Independent Audits of the development be carried out in accordance with the Independent Audit Post Approval Requirements.

The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from the granting of consent on 21 May 2020 through to 22 October 2020.

Construction works began 24 August 2020. Works undertaken during the audit period include detailed excavation, installation of tower cranes and substructure, mobilising formworks and peripheral remediation.

The overall outcome of the Independent Audit was very positive. All 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. The Auditor notes that it is clearly evident that the Project team is committed to compliance and sound environmental performance. This is reflected in their work, both on the ground and through document development and reporting.

In summary:

- There were 191 CoCs assessed.
- Two non-compliances were identified against two conditions.
- One non-conformance was identified in relation to one mitigation measure from the Construction Soil and Water Management Sub Plan; and
- Five observations were identified in relation to four conditions and one mitigation measure.

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

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

1. INTRODUCTION

1.1 Project overview

Schools Infrastructure NSW (SINSW) are 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 Industry and Environment (the Department) on 21 May 2020. The consent has been modified on one occasion (approved 13 July 2020) to correct an error in the number and type of ecosystem credits to be retired to offset the residual biodiversity impacts of the development.

Colliers have been engaged as the Project Managers on the Project and as the representatives for SINSW. Roberts Pizzarotti are the principal contractor undertaking the works. Construction works began on 24 August 2020. Works undertaken during the audit period include vegetation removal and remediation (approved under an early works Development Approval from the Ryde City Council), detailed excavation, installation of tower cranes and substructure, mobilising formworks and peripheral remediation.

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 of Planning, Industry and Environment (the Department) 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 Principal Environmental Auditor (Certificate No 114283).
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498).

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

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9343 Schedule 2, CoC C40. CoC 40 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 the granting of consent on 21 May 2020 through to 22 October 2020.

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.

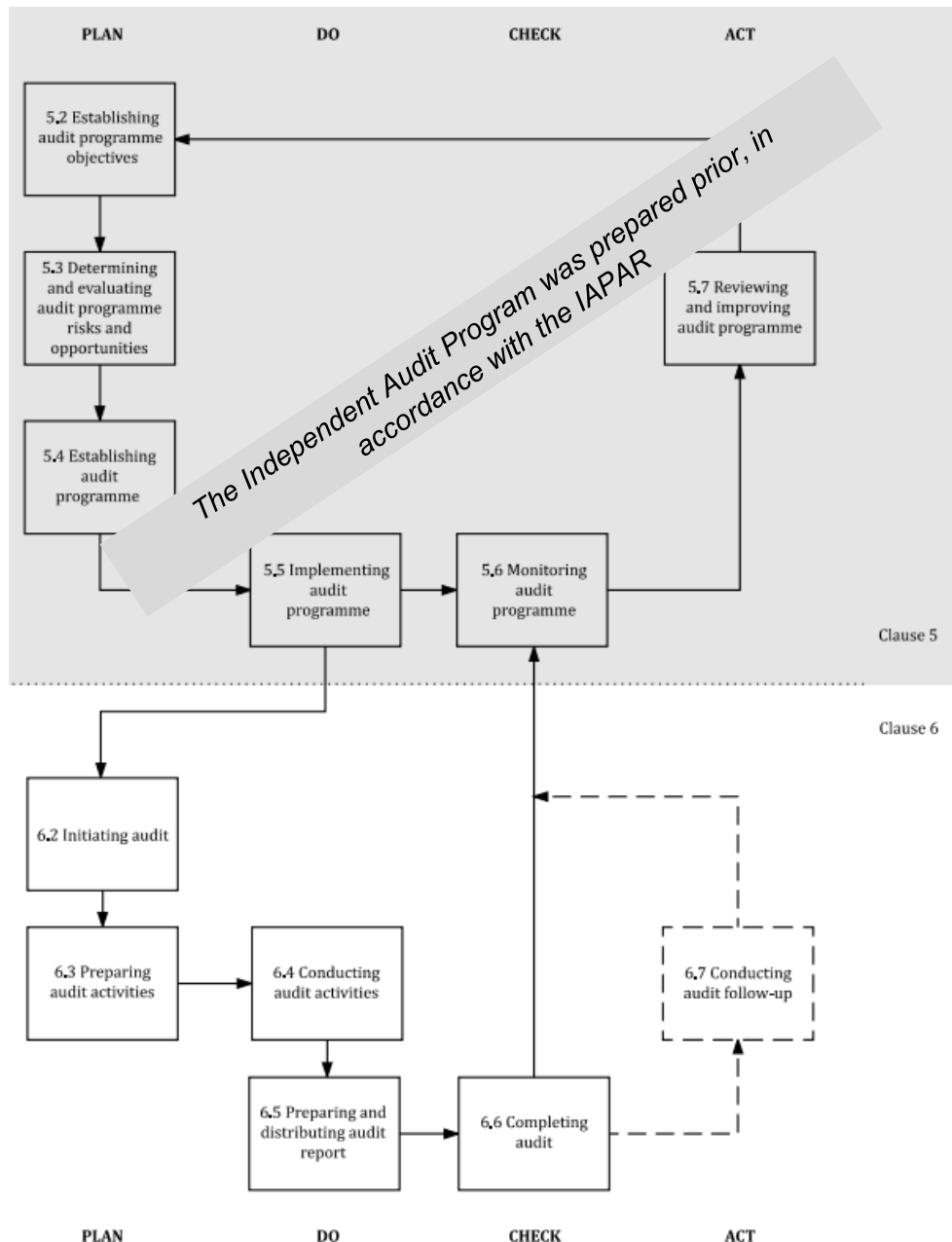


Figure 1 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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 and Ryde City Council to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. 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, Industry and Environment	<p>The Department requested that all conditions of consent for SSD 9343 are assessed, and that the audit is conducted in accordance with the requirements of SSD 9343 and the IAPAR.</p> <p>The Department requested that Council be consulted with on the scope of the audit.</p>	Included in scope
Ryde City Council	Ryde City Council requested that all conditions of consent for SSD 9343 are assessed.	Included in scope

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.
- *Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP)*, Rev 3, Roberts Pizzarotti, 07 August 2020 (the CEMP).

- *Construction Noise and Vibration Management Plan, School at the Meadowbank Education and Employment Precinct*, Acoustic Logic, Rev 1, 10 July 2020 (the CNVMSP).
- *Construction Waste Management Sub Plan, Schools at the Meadowbank Education and Employment Precinct*, Roberts Pizzarotti, Rev 3, 14 August 2020 (the CWMSP);
- *Construction Traffic and Pedestrian Management Sub-Plan, Schools at the Meadowbank Education and Employment Precinct*, GTA Consultants, Rev A-Dr5, 14 August 2020 (the CTPMSP).
- *Construction Soil and Water Management Plan, Schools at the Meadowbank Education and Employment Precinct*, Roberts Pizzarotti, Rev 1, 14 August 2020 (the CWMSP);
- *Flood Emergency Response Plan, Schools at the Meadowbank Education and Employment Precinct*, Ward Civil and Environmental Engineering, Rev 1, 21 July 2020 (the FERP);
- *Unexpected Finds Protocol for Aboriginal & Non-Aboriginal Heritage*, Urbis, CEMP Appendix 12.
- *Unexpected Finds Protocol for Contamination*, Roberts Pizzarotti, CEMP Appendix 14.
- *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 8 October 2020. The following personnel took part in the audit:

- Phillipa Aiken – Project Manager – Colliers
- Nick Morgan – Project Manager – Colliers
- Onneile Matlapeng – Senior Project Engineer – Roberts Pizzarotti
- Lorne Battison – HSE Manager – Roberts Pizzarotti
- Damian Vella – Project Manager – Roberts Pizzarotti; and
- Derek Low – Auditor – WolfPeak.

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix E.

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 8 October 2020. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

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 Appendices A and B.

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:

- **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 following plans:

- CEMP
- CNVMSP
- CWMS
- CTPMSP
- CWMS
- FERP.

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

3.2 Non-compliance, Observations and Actions

This Section, including Table 2, 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 and B.

- There were 191 CoCs assessed.
- Two non-compliances were identified against two conditions.
- One non-conformance was identified in relation to one mitigation measure from the CSWMSP; and
- Five observations were identified in relation to four conditions and one mitigation measure.

Table 2 Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
1	CoC A22	Non-compliance	<p>CoC A22(a)(iii) requires that, at least 48 hours before the commencement of construction the Applicant must make all approved strategies, plans and programs required under the conditions of this consent publicly available on the project website.</p> <p>CoC A22(a)(viii) requires that the website include the complaints register, updated monthly.</p> <p>The CEMP and sub-plans, approved by the Certifier, are not publicly available. It is understood from the auditees that this has been intentionally held off until a traffic and access related matter is fully resolved with Council. The Auditor notes that Council does not have an approval role in relation to these matters.</p> <p>Complaints Register is from August 2020.</p>	Update to website to include the CEMP and sub-plans, and a copy of the current Complaints Register.	SINSW 30/11/20	OPEN
2	CoC B13	Observation	<p>CoC B13 requires that 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 be prepared in consultation with Council and TfNSW.</p> <p>Council had raised issues with traffic and parking and the management of these risks. Council specified a range of requirements to be met. The CTPMSP (14/08/20)</p>	Resolve the outstanding matter with Council, or detail how the unresolved matters is to be addressed in accordance with CoC A8.	Roberts Pizzarotti 30/11/20	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			has resolved all but one issue. The remaining issue relates to truck movements on council streets.			
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 below must be retired to offset the residual biodiversity impacts of the development.</p> <p>The early works development approval (DA) issued by Ryde City Council permits site establishment and remediation (including clearing) in preparation for the SSD. These works were descoped from the SSD during negotiations of draft conditions in May 2020. Condition 19 of the early works approval requires that prior to commencement of vegetation removal the Project must submit a Transfer Biodiversity Credits Application to the Department and provide evidence of such to Council. Evidence sighted shows that the application was submitted to the Department and Council prior to clearing.</p> <p>Clearing under the early works DA commenced late June to early July 2020.</p> <p>The evidence demonstrates that the required ecosystem credits were retired, but this was after the clearing had occurred. Section 3.5 further explains the Auditors position on this matter.</p>	<p>NA</p> <p>The ecosystem credits are retired.</p>	NA	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
4	CoC B27	Non-compliance	<p>CoC B27 requires that, prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements must be submitted to the Certifier and a copy provided to Council for information.</p> <p>Whilst Council have been consulted with in general, over the Project design, there is no evidence of submission of the operational car parking and vehicle access arrangements to Council prior to the commencement of construction as required by this condition. The Project has since provided this information to Council on 16/10/20.</p>	<p>NA</p> <p>Consultation with Council has occurred following the site inspection.</p>	NA	CLOSED
4	CoC C22	Observation	<p>CoC C22 requires that all erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works. 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> <p>Whilst temporary arrangements are in place in accordance with the Ward Erosion and Sediment (ERSED) Plan, the ERSED Plan in the CSWMSP is not relevant / appropriate for the works (either current or</p>	<p>Update CSWMSP to clarify that the ERSED Plan is indicative and that progressive ERSED Plans will be developed and implemented for the duration of works.</p>	<p>Roberts Pizzarotti</p> <p>30/11/20</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			future). The auditees advise that the ERSED Plan in the CSWMSP is indicative only.			
5	CoC C23	Observation	<p>Condition C23 requires that only VENM, ENM, or other material approved in writing by EPA is brought onto the site</p> <p>The VENM Waste Classification Report (by ADE) is 10 months old and is considered by the Auditor to no longer be appropriate. The Project provided written advice that the last load of this material was imported on 25/09/20 and there is no intention to bring in any further material without a new classification certificate. It is noted by the Auditor that the importation of VENM is part of the Remedial Action Plan and this will be validated (through a Validation Report process) and signed off by a Contaminated Sites Auditor within the Site Audit Statement.</p>	<p>NA</p> <p>No further material is planned to be imported to site. The auditor notes that in the event material is imported in the future (contrary to current plans), then compliance with this requirement will be assessed in future audits.</p>	NA	CLOSED
6	CSWMP – ESCP	Non-conformance	<p>p.11 of CSWMSP identifies the soil and water controls to be implemented within an Erosion and Sediment Control (ERSED) Plan.</p> <p>Whilst temporary arrangements are in place in accordance with the Ward ERSED Plan, the ERSED Plan in the CSWMSP is not relevant / appropriate for the works (either current or future). The auditees advise that the ERSED Plan in the CSWMSP is indicative only.</p>	Update CSWMSP to clarify that the ERSED Plan is indicative and that progressive ERSED Plans will be developed and implemented for the duration of works.	<p>Roberts Pizzarotti</p> <p>30/11/20</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
7	FMP5	Observation	<p>The FERP requires stockpiles to be located outside of the 20-year ARI flood.</p> <p>Stockpiles are being actively worked on across the project, some of which appear to be within the 20%AEP (1 in 20 ARI) zone (according to the Ryde Floodplain Risk Management Plan, 2015). No rain was forecast and the stockpiles were in the process of either being leveled or removed from site.</p>	<p>Ensure that any stockpiles that are not actively being worked on (i.e.: permanent or temporary for >2weeks) are located outside of the 20-year ARI. Monitor wet weather events to ensure that any temporary stockpiles within the 20-year ARI are removed. This will be assessed by the Auditor in future audits.</p>	<p>Roberts Pizzarotti</p> <p>Ongoing.</p>	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
- CWMSP
- CTPMSP
- CWMS
- FERSP; and
- CCS.

Other than the matters identified in Section 3.2 in relation to the CSWMSP and FERSP, the plans are adequate for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices were issued by the Department during the audit period.

3.5 Other matters considered relevant by the Auditor or DPIE

Site establishment, remediation and clearing works were undertaken pursuant to the early works development approval granted by Ryde City Council. It is understood that these works were de-scoped from the SSD during negotiations on draft conditions. Condition 19 from the DA and CoC B22 appear to be in conflict:

- Condition 19 of the DA requires that prior to commencement of vegetation removal the Project must submit a Transfer Biodiversity Credits Application to the Department and provide evidence of such to Council.
- CoC B22 of SSD 9343 requires that 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.

As a result, the issue associated with not retiring the ecosystem credits until after the clearing is not clear.

Other than the matters identified in Section 3.2 and that outlined above there were no other matters considered relevant by the Auditor. No specific issues were raised by the Department during the consultation in preparation for this Independent Audit.

3.6 Complaints

At the time of writing, seven complaints had been received relating to the Project. These related to traffic management and driver behaviour. The Complaints Register, updated in August 2020 is available on the Project website.

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/meadowbank-education-precinct/september-2020/Meadowbank_Education_and_Employment_Precinct_Complaints_register_August_2020.pdf

3.7 Incidents

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

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, demolition and minor earth works) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 3.

Table 3 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 will be 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 will be implemented and verified by the Certifier through granting of the Crown Certificate.	Y
Construction Noise and Vibration	Without mitigation measures, noise at the sensitive receivers around the site may exceed the noise affected level, and in some cases the highly noise affected level. Accordingly, careful management will be required to minimise acoustic and vibration	The controls specified in the CNVMSP appear to be implemented including hoarding, quackers, training, complaints management and monitoring, plant selection (electrical tower crane). No complaints regarding noise have been received.	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	impacts on the TAFE NSW and private residences.	<p>Attended noise monitoring is being conducted on a regular basis and appears to be in accordance with the Interim Construction Noise Guidelines and AS1055. Results were acceptable.</p> <p>Vibration monitoring is being conducted regularly and appears to be in accordance with the DIN and EPA's Assessing Vibration: A Technical Guideline. Results were acceptable.</p>	
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.	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.	<p>A heritage unexpected finds protocol is included in the CEMP and Induction.</p> <p>No unexpected finds have been identified to date</p>	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>A heritage unexpected finds protocol is included in the CEMP and Induction.</p> <p>No unexpected finds have been identified to date</p> <p>The relevant recommendations from the ACHAR are being 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 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>These commitments were observed to have been implemented during the site inspection. No complaints showing the contrary are recorded on the Complaints Register.</p> <p>Material unloading will not necessarily be confined to site. 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. The tower crane has yet to be installed and this activity had not occurred during the audit period.</p>	Y
Traffic and Accessibility	During the main works stage, an average of around 250 workers is expected on-site at any one time, with	The Construction Worker Transportation Strategy is included in Appendix D of the CTPMSP. The	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>peak activities expected to generate around 300 workers on-site. There will be a number of elements throughout the build which will be pre-fabricated 'off site', reducing the amount of labour required on-site to complete the works. Around 100 on-site parking spaces will be provided during peak activity for construction workers.</p> <p>These will be in the north-western corner of the site and designated to specific workers.</p> <p>Any construction worker arrivals and departures by vehicle would be outside of road network peak hours, and as such are unlikely to impact the surrounding road network.</p>	<p>strategy commits to investigating on-site parking for 100 workers.</p> <p>The site plan shows installation of this strategy and the prep works were observed on site.</p> <p>All construction vehicles appeared to be placed within the site. Parking is available on site.</p>	
Waste	<p>A range of construction and demolition wastes were predicted to be generated as a result of the construction of the project.</p> <p>Estimations of construction waste volumes are provided in Section 2.2 of the preliminary Construction Waste Management Plan Report.</p>	<p>Waste was observed as being effectively stored, disposed and recycled and that records show the material is being adequately tracked.</p>	Y
Biodiversity	<p>The Development Site is primarily located within an existing developed site containing buildings, carparks and landscaped area. A small area of disturbed native vegetation will be impacted including a small area that is not consistent with a PCT.</p>	<p>Clearing under the early works DA commenced late June early July 2020.</p> <p>Audit evidence demonstrates that the required ecosystem credits were retired, but this was after the clearing.</p> <p>See response to CoC B22.</p>	Y

4. CONCLUSIONS

This Audit Report is the first Independent Audit for the construction period, covering the period from 21 May June 2020 through to 8 October 2020

The overall outcome of the Independent Audit was very positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from Colliers and Roberts Pizzarotti. 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.

The Auditor notes that it is clearly evident that the Project team is committed to compliance and sound environmental performance. This is reflected in their work, both on the ground and through document development and reporting.

In summary:

- There were 191 CoCs assessed.
- Two non-compliances were identified against two conditions.
- One non-conformance was identified in relation to one mitigation measure from the CSWMSP; and
- Five observations were identified in relation to four conditions and one mitigation measure.

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

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

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

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 Appendix B	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	Evidence referred to elsewhere in this table	Three non-compliances against three conditions have been identified. These related to the website not having a copy or link to the EIS and RtS, and the Project not obtaining approval of an alternative Environmentally Sustainable Design rating prior to commencement of construction. In all other respects the Project is complying with the consent. On this basis the Auditor is of the opinion that compliance with this condition is being achieved.	C
	(b) in accordance with all written directions of the Planning Secretary;	Interview with auditees 08/10/20	No directions were issued by the Planning Secretary.	
	(c) generally in accordance with the EIS, RtS and the RRAI;	Evidence referred to elsewhere in this table Meadowbank Education and Employment Precinct Schools Project Environmental Impact Statement, Urbis, 14/10/19 Meadowbank Education and Employment Precinct Schools Project Response to Submissions, Urbis, 27/02/20 Meadowbank Education and Employment Precinct Schools Project (SSD-9343) - Response to Request For Additional Information, Urbis, 06/04/20	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	
	(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	Copies of stamped plans 21/5/20	The stamped plans are the basis for the Issue for Construction Plans	

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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>	Interview with auditees 08/10/20	It is understood that no directions have been issued during the audit period.	NT																																																																																																																																																																																				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	As above	As above	
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.	As above	As above	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20	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.	Part 6, Division 8A of the EPAA Site signage 08/10/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none">- compliance with the BCA (Crown Certificates received)- erection of signs- residential building work (not relevant)- entertainment venues (not relevant)- signage for max number of persons (not relevant for construction) shoring and adjoining properties (no properties are adjoined to the Project).	C
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 08/10/20	No disputes have been identified.	NT
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	Evidence referred to in response to CoC B5, BB13, 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	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			addressed by the project. Evidence of such was available at the time of the audit. The Auditor is not aware of any formal disagreements.	
	(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 08/10/20	The project is not being staged	NT
A10	A Staging Report prepared in accordance with condition A9 must:	Interview with auditees 08/10/20	The project is not being staged	NT
	(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;	Interview with auditees 08/10/20	The project is not being staged	
	(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);	Interview with auditees 08/10/20	The project is not being staged	
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Interview with auditees 08/10/20	The project is not being staged	
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Interview with auditees 08/10/20	The project is not being staged	
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 08/10/20	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 08/10/20	The project is not being staged	NT
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the	Community Communication Strategy, Schools at the	The Strategies, Plans or Programs are not being staged.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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>Meadowbank Education and Employment Precinct, July 2020</p> <p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 07/08/20, 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 August 2020, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan– Flooding of Site–Main Works, no date, Ward Civil (FERSP)</p>	<p>The CEMP is in the process of being updated to identify a new superintendent and to include a new policy. This will be submitted to the Certifier and Department upon issue in accordance with CoC A13 – A14.</p> <p>No other updates have occurred.</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	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 07/08/20, Roberts Pizzarotti (the CEMP)	The CEMP is in the process of being updated (i.e.: outside of the audit period) to identify a new superintendent and to include a new policy. This will be submitted to the Certifier and Department upon issue in accordance with CoC A13 – A14.	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	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. <i>Notes:</i> • 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.	Structural adequacy design statement, Enstruct, 14/07/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	The structural engineers stated that the structure complies with the relevant standards and the BCA. The certifier has verified this and confirmed compliance to the extent of CC1.	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.	Site inspection 08/10/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	External walls and cladding are yet to be designed and constructed. These will be covered under CC2.	NT
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 20/08/20	No notices received from Planning Secretary to date	NT
Monitoring and Environmental Audits				
A21	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.	Part 9, Div 9.4 of the EPAA Evidence referred to elsewhere in this Audit Table.	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.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>Asbestos air monitoring results, daily records during works, Alliance Geotechnical (LAA).</p> <p>Ward attended noise monitoring results, fm12-1 through fm12-18</p> <p>Ward vibration monitoring results 24/09/20, 07/09/20</p> <p>Ward 7.11 Vibration monitoring report, 30/09/20</p>	<p>The evidence referred to throughout this Audit Table indicates that that monitoring and auditing is occurring consistent with this requirement.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department’s Independent Audit Post Approval Requirements.</p> <p>Asbestos in air monitoring appears to be conducted each day that remediation works are actively occurring. They are being conducted in accordance with the relevant NOSH3003. No detections above criteria to date.</p> <p>Attended noise monitoring is being conducted on a regular basis and appears to be in accordance with the Interim Construction Noise Guidelines and AS1055.</p> <p>Vibration monitoring is being conducted regularly and appears to be in accordance with the DIN and EPA’s Assessing Vibration: A Technical Guideline.</p>	
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>	<p>The Project website is operational.</p>	NC
	(i) the documents referred to in condition A2 of this consent;	As above	The website links to the major projects website	
	(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	Non-compliance: The CEMP and sub-plans, approved by the Certifier, are not publicly available. It is understood from the auditees that this has been intentionally held off until a traffic and access related matter is fully resolved with Council. The Auditor notes that Council does not have an approval role in relation to these matters.	
	(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.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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	
	(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	Non-compliance: Complaints Register is from August 2020.	
	(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	This is the first Audit Report for the Project.	
	(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) 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 08/10/20 Interview with auditees 08/10/20 RPHSE management system / induction app.	The induction covers off relevant requirements for the works being undertaken including asbestos, noise, hours, traffic and heritage. 324 people have been inducted to date.	C
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.	RP Incident Register current to 08/10/20	No incidents have been recorded on the incident register.	NT
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	RP Incident Register current to 08/10/20	No incidents have been recorded on the incident register.	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.	Interview with auditees 08/10/20	No non-compliances have been identified by the Project.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Interview with auditees 08/10/20	No non-compliances have been identified by the Project.	NT
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 08/10/20	No non-compliances have been identified by the Project.	NT
Revision of Strategies, Plans and Programs				
A29	Within three months of:	https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements	Compliance Reports are not required at this time.	C
	(a) the submission of a compliance report under condition B41;			
	(b) the submission of an incident report under condition A25;	RP Incident Register current to 08/10/20	No incidents have occurred to date.	
	(c) the submission of an Independent Audit under condition C38 or C39;	This Audit	This is the first Audit for the Project.	
	(d) the approval of any modification of the conditions of this consent; or	Modification 1, 13/07/20 CEMP and sub-plans and records of submission / CC1.	Modification 1 was issued on 13/07/20. The CEMP was prepared and issued to the Certifier on 14/08/20 and the Department on 22/08/20.	
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, 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.	Interview with auditees 08/10/20	It is understood that there have been no directions from the Planning Secretary.	
A30	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. <i>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.</i>	Modification 1, 13/07/20 CEMP and sub-plans and records of submission / CC1.	Modification 1 was issued on 13/07/20. The CEMP was prepared and issued to the Certifier on 14/08/20 and the Department on 22/08/20.	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	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.	Notification to DPIE, 14/08/20	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees 08/10/20	The project is not being staged	NT
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.	Submission RP to Certifier, 24/07/20 Certifier acceptance email, 28/07/20 Structural adequacy design statement, Enstruct, 14/07/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	RP submitted structural drawings on 24/07/20 and the Certifier accepted those drawings on 28/07/20. The structural engineers stated that the structure complies with the relevant standards and the BCA. The Certifier has verified this and confirmed compliance to the extent of CC1.	C
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.	Site inspection 08/10/20 Interview with auditees 08/10/20	These works have yet to commence and are related to Crown Certificate 2.	NT
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must:	Correspondence Ausgrid and RP, July 2020 Correspondence Sydney Water and RP (Tap in approval), 879179,	Records show consultation with Ausgrid and Sydney Water.	C
	(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;			
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation Reports, Building P, External Facades, stormwater, perimeter and culvert, local streets	Multiple dilapidation reports were prepared covering all potentially affected assets.	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	RP email to Certifier, 24/07/20 Council approval, 27/07/20 DPIE post approval form, 14/08/20	Evidence shows the documents were submitted to the identified stakeholders.	
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.	Dilapidation Reports, Building P, External Facades, stormwater,	Multiple dilapidation reports were prepared covering all potentially affected assets.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		perimeter and culvert, local streets RP email to Certifier, 24/07/20 Council approval, 27/07/20 DPIE post approval lodgment form, 14/08/20		
Community Communication Strategy				
B7	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. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases;	Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020. Blue vision submission to Certifier 07/08/20. Certifier acceptance, 10/08/20. DPIE post approval 07/08/20	The CCS was prepared and submitted to the Department and Certifier. The information required is in Section 4 and Section 5	C
	(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: (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	Letter DPIE to SINSW, 14/08/20 Letter DPIE to SINSW, 30/09/20	The alternative process has yet to be approved. The Department granted an initial extension to 25/09/20. The Department granted a subsequent extension to 30/10/20.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) including water sensitive urban design measures in the design, such as:	As above	As above	
	(i) consideration for water monitoring systems to identify leaks or the like; and	As above	As above	
	(ii) use of water efficient fixtures and fittings.	As above	As above	
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.	Rainwater harvest design statement, WS&P, 13/07/20 WS&P CV	The design has been prepared by the hydraulic engineers. It refers to the applicable BCA requirements and Standards. The CV demonstrates that the person is suitably qualified and experienced.	C
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.	Site inspection 08/10/20	These works are subject of CC4. The works are yet to commence.	NT
Environmental Management Plan Requirements				
B11	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data;	Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 07/08/20, Roberts Pizzarotti (the CEMP) Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP) School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP) Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)	The CEMP and sub-plans are a suite of documents that in combination address the following parts of this condition as relevant: CWMSP Section 8.3 CTPMSP Section 2 CNVMSP Section 5	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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	
	(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	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. Certifier and Sighted hours of work noted in Appendix 04 (p38) of CEMP.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 DPIE post approval lodgment form, 22/08/20		
	(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.	
	(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	Sighted Appendix 09 of CEMP.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Precinct, August 2020, Roberts Pizzarotti (CWMSP)		
	(e) Construction Soil and Water Management Sub-Plan (see condition B16);	Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct August 2020, Roberts Pizzarotti (CSWMSP)	Sighted Appendix 13 of CEMP.	
	(f) Flood Emergency Response (see condition B17);	Emergency Response Plan– Flooding of Site–Main Works, no date, 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.	
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: (a) be prepared by a suitably qualified and experienced person(s);	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	Sighted section 1.1.	C
	(b) be prepared in consultation with Council and TfNSW;	As above	Sighted section 1.2. Observation: Council had raised issues with traffic and parking and the management of these risks. Council specified a range of requirements to be met. The CTPMSP (14/08/20) has resolved all but one issue. The remaining issue relates to truck movements on council streets.	C
	(c) be informed by, and incorporate any recommendations of the RSA;	As above	No RSA was required. Section 4 outlines proposed management measures.	C
	(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.	C
	(e) detail heavy vehicle routes, access and parking arrangements;	As above	Sighted section 3.4, 3.5, 3.8	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.	C
	(g) include location of all proposed work zones;	As above	Sighted section 3.6.	C
	(h) details of the haulage routes and the construction hours;	As above	Sighted section 3.3, 3.8	C
	(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	C
	(j) details of the construction program highlighting details of peak construction activities and proposed construction staging;	As above	Sighted section 3.1	C
	(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	C
	(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.	C
	(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	C
B14	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	Sighted Tom Hutchens CV – Acoustic Logic.	C
	(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 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;	As above	Sighted section 9.1	
	(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).	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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)	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 August 2020, Roberts Pizzarotti (CSWMSP)	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, no date, Ward Civil (FERSP)	Sighted letter from the SES 27/07/2020 demonstrating consultation with the SES for this condition. Sighted CV (p8).	C
	(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);	As above	Sighted FMP20, demonstrates compliance with this condition.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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 08/10/20 Ward Civil, Visitor Induction Checklist, W-HS-FM-60 V1.1, 19/08/20	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. Ward Civil also include a visitor induction with a driver induction section, this identifies routes and acknowledgment of rules.	C
	(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	Schools at Meadowbank Education and Employment	The Construction Worker Transportation Strategy is included in Appendix D of the CTPMSP. The	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	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	strategy commits to investigating on-site parking for 100 workers. The site plan shows installation of this strategy and the prep works were observed on site. The Strategy was submitted to the Secretary on 17/08/20.	
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: (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;	Flood design statement, Enstruct, 24/07/20 Certifier acceptance, 28/07/20	The Enstruct Design Statement confirms compliance with the requirements of CoC B20 (a) and (b), excluding electrical works The Certifier verified this as compliant through issue of acceptance email dated 28/07/20.	C
	(b) addressed the following flood management and mitigation specifications:	As above.	As above.	
	(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;	Electrical Design Certificate, WSP, 27/07/20 Certifier acceptance, 28/07/20	The WSP Design Statement confirms compliance with the requirements of CoC B20(b)(i). The Certifier verified this as compliant through issue of acceptance email dated 28/07/20	
	(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;	Flood design statement, Enstruct, 24/07/20 Certifier acceptance, 28/07/20	The Enstruct Design Statement confirms compliance with the requirements of CoC B20 (a) and (b), excluding electrical works The Certifier verified this as compliant through issue of acceptance email dated 28/07/20.	
	(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;	As above.	As above.	
	(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;	As above.	As above.	
	(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;	As above.	As above.	

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	As above.	As above.	
	(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%.	As above.	As above.	
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.	Site inspection 08/10/20 Interview with auditees 08/10/20	Installation of mechanical plant and equipment is to be constructed under CC3 and has yet to commence.	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.	Early works Development Approval, LDA2019/0436, granted 13/5/20 Letter SINSW to DPIE, 14/05/20. Bluevision email to Council, 16/06/20 Biodiversity Conservation Trust tax invoice, 28/07/20 Biodiversity Conservation Trust Certificate, 10/08/20	Observation: The early works development approval (DA) issued by Ryde City Council permits site establishment and remediation in preparation for the SSD. These works were descoped from the SSD during negotiations of draft conditions in May 2020. Condition 19 of the early works approval requires that prior to commencement of vegetation removal the Project must submit a Transfer Biodiversity Credits Application to the Department and provide evidence of such to Council. Evidence sighted shows that the application was submitted to the Department and Council. Clearing under the early works DA commenced late June to early July 2020. The evidence demonstrates that the required ecosystem credits were retired, but this was after the clearing had occurred. Section 3.5 further explains the Auditors position on this matter.	C
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.	As above	As above	C
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.	As above	As above	C

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status												
	<table><tr><td>Any PCT with the below TEG</td><td>Number of Credits</td><td>Containing hollow bearing trees</td><td>In the below IBRA subregions</td></tr><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></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																
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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																
Operational Waste Storage and Processing																			
B25	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: (a) is constructed using solid non-combustible materials;				Interview with auditees 08/10/20 Architect compliance statement, 27/07/20, Woods Baggot Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	A third party will be undertaking operational waste management. The compliance statement confirms that these design requirements have been incorporated into the operational waste storage design. Verification was provided by the Certifier through CC1.	C												
	(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;				As above	As above													
	(c) includes a hot and cold water supply with a hose through a centralised mixing valve;				Operational waste storage design plans, WS&P	The plan includes this requirement.													
	(d) is naturally ventilated or an air handling exhaust system must be in place; and				Operational waste storage design plans, Steenson Varmin	The plan includes this requirement.													
	(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.				Architect compliance statement, 27/07/20, Woods Baggot	The compliance statement confirms that these design requirements have been incorporated into the operational waste storage design.													
Construction Car Parking and Service Vehicle Layout																			
B26	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: (a) all construction vehicles must be able to enter and leave the site in a forward direction;				Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	These elements are included in the Section 3.5 and Appendix A of the CTPMSP.	C												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Certifier email to RP, 10/08/20 Email TfNSW to RP, 5/8/20		
	(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	As above	Swept path analysis completed for 18m, 12.5m and 19m semi trailers. Transport has confirmed satisfaction of the swept path analysis.	
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	As above	Included in Section 3.5 of the CTPMSP.	
Operational Car Parking and Vehicle Access Arrangements				
B27	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: (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;	Design Statement, Woods Bagot, 27/07/20 Submission RP to Certifier 27/07/20 Certifier email to RP, 28/07/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	The Design Statement prepared by the project architect confirms compliance with the requirements of this condition and the listed Standards. The Certifier verified this requirement as being compliant. Non-compliance: Whilst Council have been consulted with in general over the Project design, there is no evidence of submission of the operational car parking and vehicle access arrangements to Council prior to the commencement of construction as required by this condition. The Project has since provided this information to Council on 16/10/20.	NC
	(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	As above	As above	
	(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.	As above	As above	
Public Domain and Drainage Works				
B28	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 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.	Site inspection 08/10/20	Footpath and public domain works have yet to commence. This forms part of CC4.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Design Statement, Enstruct, 20/07/20 Council email to RP, 22/07/20 Email Certifier to RP, 22/07/20	Civil Design Statement prepared by the civil / structural engineer Enstruct confirms compliance with the relevant Council DCP. Council confirmed satisfaction. The Certifier confirmed satisfaction.	C
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.	Design Statement, Enstruct, 20/07/20 Council email to RP, 22/07/20 Email Certifier to RP, 22/07/20	Civil Design Statement prepared by the civil / structural engineer Enstruct confirms stormwater infrastructure has been designed to handle upstream flows and Council requirements. Council confirmed satisfaction. The Certifier confirmed satisfaction.	C
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.	Interview with auditees 10/08/20	These earthworks and remediation are ongoing. These works are being undertaken under CC2.	NT
Protection of Rail Assets				
B32	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:	Site inspection 08/10/20 Interview with auditees 08/10/20 Letter, Sydney Trains to Certifier, 13/08/20	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.	C
	(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;	As above	As above	
	(c) Demolition, excavation and construction methodology and staging; and	As above	As above	
	(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.	As above	As above	
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.	Letter, Sydney Trains to Certifier, 13/08/20	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.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 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.	Letter, Sydney Trains to Certifier, 13/08/20	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.	C
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.	Letter, Sydney Trains to Certifier, 13/08/20	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.	C
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.	Letter, Sydney Trains to Certifier, 13/08/20	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.	C
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.	Electrolysis Report, Power Earth, 08/07/20 Certifier email to RP, 13/08/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20	An Electrolysis Risk Report was prepared by a qualified electrical engineer. The Certifier confirmed satisfaction and it is included in granting of CC1.	C
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.	Letter, Sydney Trains to Certifier, 13/08/20	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.	C
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.	Letter, Sydney Trains to Certifier, 13/08/20	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.	C
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 for pre-operations and operations. The Project is in the construction phase.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 for pre-operations and operations. The Project is in the construction phase.	NT
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 for pre-operations and operations. The Project is in the construction phase.	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 for pre-operations and operations. The Project is in the construction phase.	NT
Pedestrian Infrastructure Improvements				
B44	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. The Strategy must include details for the delivery of 2.5 metre Shared User Paths along the following locations prior to commencement of operation of the schools unless otherwise agreed in writing by the Planning Secretary under condition B45:	Notification to DPIE, 14/08/20	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20. This requirement is due 6 months from that date.	NT
	(a) the western side of Hermitage Road;			
	(b) the southern side of Macpherson Street, between Mellor and Bowden Streets;	As above	As above	
	(c) the eastern side of Bowden Street, from Victoria Road to Macpherson Street;	As above	As above	
	(d) the southern side of Squire Street; and	As above	As above	
(e) the southern side of Rhodes Street;	As above	As above		
B45	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:	As above	As above	NT
	(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			
	(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.	As above	As above	
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.	Site inspection 08/10/20	Construction of new traffic facilities are yet to be constructed and are part of public domain works under CC4.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s):	Site inspection 08/10/20	The site notice was sighted. It includes the information and the design requirements from this condition.	C
	(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;			
	(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;	As above	As above	
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	As above	As above	
	(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	As above	As above	
	(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.	As above	As above	
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.	Plant Hazard Risk Assessment, 057, 058, Boone and Willard RP Earthmoving plant and equipment checklist RP-FORM-142 RPHSE system, induction module	The Plant Risk Assessments set out risks and controls for the operation of the plant to ensure they are operated / can be operated safely. The checklist includes parts to verify plant selection assessment, compliance documentation (including ops manual, risk assessment and service history), minimum plant peruse acceptance. RPHSE system, induction module includes verification of operator competency, tickets and signing of SWMS.	C
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Project induction, current as at 08/10/20 Interview with auditees 08/10/20 Complaints register current to August 2020	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. No OOHW have occurred to date. No complaints regarding hours of work have been received to date.	C
	(a) between 7am and 6pm, Mondays to Fridays inclusive; and			
	(b) between 8am and 1pm, Saturdays.	As above	As above	
	(c) No work may be carried out on Sundays or public holidays.	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C4	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: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and	Project induction, current as at 08/10/20 Interview with auditees 08/10/20 Complaints register current to August 2020	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. No works outside of those identified in CoC C3 have occurred to date.	C
	(b) between 1pm and 4pm, Saturdays.	As above	As above	
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	Project induction, current as at 08/10/20 Interview with auditees 08/10/20 Complaints register current to August 2020	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. No OOHW have occurred to date. No complaints regarding hours have been received to date.	NT
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	As above	As above	
	(c) where the works are inaudible at the nearest sensitive receivers.	As above	As above	
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.	As above	As above	NT
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;	Site inspection 08/10/20 Interview with auditees 08/10/20 Complaints register current to August 2020	A small amount of hammering has been undertaken, within the designated hours only. When asking the General Foreman he accurately responded to the correct hours. No complaints have been received regarding noise.	C
	(b) 2pm to 5pm Monday to Friday; and	As above	As above	
	(c) 9am to 12pm, Saturday.	As above	As above	
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.	Evidence referred to elsewhere in Part C of this checklist Evidence referred to in Appendix B iAuditor RP Site Inspection record, 10/06/20, 30/06/20, 27/07/20, 11/08/20, 18/08/20, 26/08/20, 11/09/20, 25/09/20.	RP Site Inspections occur on a weekly basis and includes 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. Inaction (if any) results in escalation to an environmental or site safety notice. Asbestos in air monitoring appears to be conducted each day that remediation works are actively occurring. They are being conducted in accordance	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Asbestos air monitoring results, daily records during works, Alliance Geotechnical (LAA). Project induction, current as at 08/10/20 Ward toolbox 16/09/20 Ward attended noise monitoring results, fm12-1 through fm12-18 Ward vibration monitoring results 24/09/20, 07/09/20 Ward 7.11 Vibration monitoring report, 30/09/20 Subcontractor pre-commencement meeting record, Boone and Willard	with the relevant NOSH3003. No detections above criteria to date. Inductions and training are being delivered covering environmental risks and requirements relevant to the works. Attended noise monitoring is being conducted on a regular basis. Vibration monitoring is being conducted regularly. The vibration report indicates acceptable results. The Subcontractor pre-commencement meeting is undertaken with all major subcontractors. This process provides the subcontractor with relevant details on project rules and requirements including requirements from the CoC and CEMP and sub-plans. The subcontractor is required to sign agreement to comply.	
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.	Site inspection 08/10/20	All construction vehicles appeared to be placed within the site. Parking is available onsite.	C
Hoarding Requirements				
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	Site inspection 08/10/20	The hoarding sighted was free from advertising and graffiti.	C
	(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.	As above	As above	
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.	Site inspection 08/10/20	No obstructions were sighted. A small patch of footpath is being repaired however the public can access around the repairs.	C
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) Site inspection 08/10/20	The controls specified in the CNVMSP appear to be installed including hoarding, quackers, training, complaints management and monitoring, plant selection (electrical tower crane). No complaints regarding noise have been received.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Ward attended noise monitoring results, fm12-1 through fm12-18 Complaints register current to August 2020 Project induction, current as at 08/10/20		
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.	Project induction, current as at 08/10/20 Interview with auditees 08/10/20 Complaints register current to August 2020	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. No OOHW have occurred to date. No complaints regarding hours have been received to date.	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 Site inspection 08/10/20	Non-tonal beepers were observed on all plant during the site inspection. No tonal beepers were observed.	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. No noise complaints received to date.	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	Ward vibration monitoring results 24/09/20, 07/09/20 Ward 7.11 Vibration monitoring report, 30/09/20	Vibration monitoring is being undertaken. Results are being compared to these criteria and appear to be compliant.	C
	(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).	As above	As above	
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 08/10/20	No residential receivers are within 30m of works.	NT
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	Ward vibration monitoring results 24/09/20, 07/09/20 Ward 7.11 Vibration monitoring report, 30/09/20 Site inspection 08/10/20	Vibration monitoring is being undertaken. Results are being compared to these criteria and appear to be compliant. No residential receivers are within 30m of works.	NT
Tree Protection				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C19	For the duration of the construction works:	Site inspection 08/10/20	No street trees have been trimmed or removed.	C
	(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;	As above	No street trees have been trimmed or removed.	
	(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	Site inspection 08/10/20 Earthscape Arborist Report 17/06/20 Email RP to Earthscape, 07/10/20	The arborist confirms that they inspected the site following initial tree removal and confirms that the trees to be retained are retained. Tree Protection Zones were observed in place and are compliant with AS4970.	
	(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 08/10/20 Email RP to Earthscape, 07/10/20	Some non-destructive digging is occurring within Tree Protection Zones as part of remediation. The Arborist has provided an email confirming that he had attended the site and provided instructions on remediation works within the Tree Protection Zones. This included the need to avoid mechanical impact to the trees. On the day of the inspection only non-destructive digging was occurring within the Tree Protection Zones, in accordance with this condition and the arborist recommendation.	
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 10/08/20 Interview with auditees 10/08/20	Hoses were being used on remediation works on the day of the inspection. A water cart is available on site. No complaints have been received regarding dust emissions.	C
C21	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	Site inspection 10/08/20 Interview with auditees 10/08/20	Hoses were being used on remediation works on the day of the inspection. A water cart is available on site. Asbestos materials are covered with geofabric.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) all trucks entering or leaving the site with loads have their loads covered;	As above	The traffic controllers are instructed to check that loads are covered. The need to cover loads is also in the Driver Code of Conduct and	
	(c) trucks associated with the development do not track dirt onto the public road network;	As above	A truck wash bay is in place and being utilized.	
	(d) public roads used by these trucks are kept clean; and	As above	A street sweeper was observed on site.	
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	As above	Asbestos materials are covered with geofabric, and a marker layer is installed progressively following clearance.	
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’.	Ward Erosion and Sediment Control Plan (PESCP-002) RP email to Certifier, 22/07/20 Certifier email to RP, 23/07/20	The Ward ERSED Plan has been prepared by the Ward Environment Manager identifies temporary controls for early works (remediation). Observation: Whilst temporary arrangements are in place in accordance with the Ward ERSED Plan, the ERSED Plan in the CSWMSP is not relevant / appropriate for the works (either current or future).	C
Imported Soil				
C23	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Waste Classification and Analysis Report, ADE, 13/12/19 Benedict 20mm sandstone pebble mulch certificate Benedicts topsoil, SESL topsoil test report 09/06/20. BORAL DGB recycled test report, 22/7/20 BORAL DGB natural, test report, 22/7/20 Resource Recovery Exemption Certificate, Hi Quality, SM2020AGG02. Letter RP to Auditor, 12/10/20 Schools Meadowbank Education Employment Precinct, Remedial Action Plan, Alliance	ADE have undertaken an assessment of material coming from 1 Sirius Road Lane Cove West. ADE have verified the material to be VENM. Observation: The VENM Waste Classification Report (by ADE) is 10 months old and is considered by the Auditor to no longer be appropriate. The Project advises that the last load of this material was imported on 25/09/20 and there is no intention to bring on any further material without a new classification certificate. It is noted by the Auditor that import of VENM is part of the Remedial Action Plan and this will be validated (through a Validation Report process) and signed off by a Contaminated Sites Auditor Site Audit Statement. Benedicts and Boral test reports show that the materials are recovered aggregates covered under EPA General Exemptions.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Geotechnical Engineering, 15/09/2020 Section B Site Audit Report, ZOIC, 20/03/20		
	(b) keep accurate records of the volume and type of fill to be used; and	As above Imported material register current 30/09/20	The imported material register identifies the materials imported, the volumes.	
	(c) make these records available to the Certifier upon request.	Interview with auditees 10/08/20	The Certifier has not requested these records	
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.	Ward Erosion and Sediment Control Plan (PESCP-002) and stockpile plan RP email to Certifier, 22/07/20 Certifier email to RP, 23/07/20 Interview with auditees 10/08/20	The Ward ERSED Plan has been prepared by the Ward Environment Manager identifies temporary controls for early works (remediation). A stockpile plan was also included. The Certifier confirmed it is satisfied. No water has been pumped off site as date.	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:	Notification to DPIE, 14/08/20	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20 (<3 months).	NT
	(a) be designed by a suitably qualified and experienced person(s);			
	(b) be generally in accordance with the conceptual design in the EIS;	As above	As above	
	(c) be in accordance with the requirements of condition B29;	As above	As above	
	(d) be in accordance with applicable Australian Standards; and	As above	As above	
(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;	As above	As above		
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				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 10/08/20	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT
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 10/08/20	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 Interview with auditees 08/10/20. Email Urbis to RP, 14/10/20 Email chain, Colliers and Aboriginal Learning and Well-Being, 14-15/10/20	The relevant recommendations from the ACHAR are induction, unexpected finds, consideration of drone imaging and ongoing consultation. The induction and unexpected finds protocol have been complied with. Thermal imaging was considered but not implemented due to the heritage consultant finding potential to be low. Evidence indicates that SINSW have been engaging with the Aboriginal Learning and Well-Being Group since July 2020. RP have been engaging iDiC to help staff indigenous roles on the Project. This will involve a smoking ceremony that involves the local Registered Aboriginal Party. RP have engaged with Training Services NSW to assist with engagement and training of indigenous people 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 10/08/20	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 08/10/20	Waste was observed to be segregated and secure on site. No waste was observed beyond the site boundary.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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).	Tip dockets file register Waste Classification Reports, Alliance Geotech, July (x3), August, Sep.	Asbestos tip dockets were being retained. The dockets indicate classification of asbestos in soils (pre-classified as special waste under the Waste Classification Guidelines). The Alliance Waste Classification report demonstrate that excavated material has been classified in accordance with the Waste Classification Guidelines. Material was either classified as Special Waste or VENM.	C
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.	Site inspection 10/08/20	No concrete washout has occurred, excess concrete gets used in pathways for site establishment.	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.	BINGO Waste Report July-Sep 20 Material disposal register, 02/10/20	The BINGO waste report tracks skip bin waste which is all pre-classified. All other waste is ACM or concrete waste. The disposal destinations are identified within the CWMSP (Auburn and Eastern Creek).	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.	Tip dockets file register EPA Waste Locate / Consignment Authorizations 3BTN-W6ER-NSU6, 9B3X-DRVW-UUUC, BJWA-KXW4-UAT2, CM7S-2YBJ-ELAA, DB47-D4FZ-ZVWC EPL 13426 Dial a Dump Asbestos Removal Control Plan, Ward, Job 711.	An asbestos removal control plan was prepared. It identified the controls to be implemented to manage emissions to air, and disposal. Asbestos was disposed of to Dial a Dump Eastern Creek, which is licensed to receive the waste. Tip dockets were being retained. The dockets indicate classification of asbestos in soils (pre-classified as special waste under the Waste Classification Guidelines). EPA Waste Locate consignment authorisations are being obtained and recorded.	C
Outdoor Lighting				
C36	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interview 08/10/20 Site inspection 08/10/20 Complaints register current to August 2020.	No line of sight to residential receivers. No lighting facing the street. No lighting left on overnight. No complaints regarding light spill to date.	C
Independent Environmental Audit				
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter, DPIE to SINSW, 28/09/20	The team was approved prior to commencement	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C38	Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and	Notification to DPIE, 14/08/20	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20. This Audit Report is to be finalized prior to 16/11/20.	NT
	(b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	As above	As above.	
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 08/10/20	There have not been any directions from the Planning Secretary.	NT
C40	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	This audit Independent Audit Post Approval Requirements, Department, May 2020	This Audit was conducted in accordance with the 2020 IAPAR	C
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;	-	These requirements are completed following completion of this Audit.	NT
	(b) submit the response to the Planning Secretary; and	-	As above	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	-	As above	
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.	-	As above	NT
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 08/10/20	The Project is in the construction phase	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 08/10/20 Interview with auditees 08/10/20	No fencing has been installed by the Project. Pre-existing fencing was installed by TAFE.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 08/10/20 Interview with auditees 08/10/20	The Project is more than 6 metres from live electrical equipment	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 08/10/20 Interview with auditees 08/10/20	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	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
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 08/10/20 Interview with auditees 08/10/20	No pollution has entered the rail corridor. The Project is implementing adequate controls to date.	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 08/10/20 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 consultation is ongoing.	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.	Site inspection 08/10/20 Interview with auditees 08/10/20 Letter, Sydney Trains to Certifier, 13/08/20	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. Other than further request for information, 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 08/10/20 Interview with auditees 08/10/20	There is an access off site. The Project has not blocked 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;	Site inspection 08/10/20 Interview with auditees 08/10/20	The Project is more than 6 metres from live electrical equipment	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) The Safe Approach Distances (SADs) in the Sydney Trains Document titled “SMS-06-GD-0268 – Working Around Electrical Equipment”; and	As above	As above	
	(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>	As above	As above	
C53	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who: (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;	Letter, Sydney Trains to Certifier, 13/08/20 Letter RP to Sydney Trains 16/07/20	B39 requires that 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. RP provided information in relation to this plus contacts for the Project. 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.	C
	(b) acts as the authorised representative of the Applicant; and	As above	As above	
	(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.	As above	As above	
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.	Email RP to TfNSW and Sydney Trains 17/07/20 Letter, Sydney Trains to Certifier, 13/08/20 Letter RP to Sydney Trains 16/07/20	Refer response to CoC B32, B33, B34, B35, B36, B38, B39, C49 and C50. Evidence demonstrates consultation is ongoing and documentation is being provided as required.	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.	Email chain RP and Sydney Trains (North_interface)	Evidence shows that correspondence has been provided to North_interface@transport.nsw.gov.au . On 13/08/20 the Sydney Trains Senior Program requested that correspondence not be sent to the mailbox.	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.	Enstruct Design Statement, 03/07/20 Certifier email to RP, 16/07/20	The Enstruct Design Statement confirms compliance with Councils DCP, Part 8.5. The Certifier verified compliance on 16/07/20	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C57	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: (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);	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	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
	(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;	As above	As above	
	(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	As above	As above	
	(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.	As above	As above	
Ground Anchors				
C58	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: (e) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;	Site inspection 08/10/20 Letter RP to Certifier, 14/07/20	No ground anchors are being extended into the public roadway.	NT
	(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	As above	As above	
	(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.	As above	As above	
PART D PRIOR TO COMMENCEMENT OF OPERATION – the Project is in construction. Conditions under Part D and E are yet to be triggered.				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			
Post-construction Dilapidation Report				
D4	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:			
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			
	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
	(c) to be forwarded to Council.			
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
	<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>			
D6	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.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Protection of Property				
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.			
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> .			
Roadworks, Signposting and Associated Markings				
D9	Prior to the commencement of the operation of the new schools the following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW:			
	(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;			
	(b) the provision of a pedestrian crossing on See Street where it intersects with Macpherson Street;			
	(c) the upgrade of the existing pedestrian refuge at the Bowden Street roundabout to a wombat pedestrian crossing; and			
	(d) 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.			
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.			
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.			
D12	Any upgrade identified following consultation under condition D10 must be undertaken in place of the proposed crossing on Rhodes Street as identified in the Meadowbank Education and Employment Precinct Schools Project Transport and Accessibility Impact Assessment dated 28 February 2020 and must be installed prior to the commencement of the operation of the new schools.			
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:			
	(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			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	form 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:			
	(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:			
	(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
	(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;			
	(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;			
	(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;			
	(f) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B44. The proposed civil works must be in accordance with Council's Specification and Standard Drawing;			
	(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);			
	(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;			
	(i) upgrades required to accommodate buses including (but not limited to):			
	(i) widening of Rhodes and Macpherson Streets to allow for bus access and kerbside stops;			
	(ii) widening the horizontal curve between Rhodes Street and Hermitage Road to allow for the required bus swept path envelope;			
	(iii) lengthening the Bowden Street right turn bay into Macpherson Street to store a bus adequately; and			
	(iv) delineating parking lanes along Rhodes Street to define allocation and minimise the risk of collisions;			
	(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;			
	(k) stormwater drainage installations in the public domain in accordance with Council's stormwater team recommendations;			
	(l) signage and linemarking details;			
	(m) staging of the public civil works, if any, and transitions between the stages; and			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(n) the relocation/adjustment of all public utility services affected by the proposed works.			
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.			
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.			
School Travel Plan				
D17	Prior to the commencement of operation, a School Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:			
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;			
	(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:			
	i) including training courses for students on safe walking, riding and public transport use as the Student Targeted Actions;			
	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			
	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;			
	(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;			
	(d) include specific tools and actions to help achieve the objectives and mode share targets;			
	(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;			
	(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			

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	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:			
	(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.			
Mechanical Ventilation				
D19	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: (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) any dispensation granted by Fire and Rescue NSW.			
Operational Noise – Design of Mechanical Plant and Equipment				
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.			
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.			
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.			
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			

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.			
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.			
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.			
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 AS/NZS 3666.2:2011 <i>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.			
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.			
Signage				
D28	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			

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.			
Operational Waste Management Plan				
D30	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:			
	(a) detail the type and quantity of waste to be generated during operation of the development;			
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			
	(c) detail the materials to be reused or recycled, either on or off site; and			
	(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.			
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.			
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.			
D33	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:			
	(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and			
	(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;			
D34	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.			
Operational Flood Emergency Management Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D35	Prior the commencement of the operation of the schools, a Flood Emergency Management Plan must be submitted to the Certifier that:			
	(a) Is be prepared by a suitably qualified and experienced person(s);			
	(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);			
	(c) includes details of:			
	(i) the flood emergency responses for operational phase of the development;			
	(ii) predicted flood levels;			
	(iii) flood warning time and flood notification;			
	(iv) assembly points and evacuation routes;			
	(v) evacuation and refuge protocols; and			
	(vi) awareness training for employees and contractors, and students.			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:			
	(a) the number of attendees, time and duration;			
	(b) arrival and departure times and modes of transport;			
	(c) where relevant, a schedule of all annual events;			
	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);			
	(e) details of the use of the communal hall and gymnasium, where applicable, restricting use before 7am and after 10pm;			
	(f) measures to minimise localised traffic and parking impacts; and			
	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.			
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.			
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.			
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.			
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			
E8	The primary and secondary schools shall operate staggered start and finish times as detailed in the OTAMP approved under condition D18.			
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.			
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			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
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.			
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.			
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.			
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.			
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.			
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.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E17	The Applicant must implement the rainwater re-use plan required by condition B9 for the duration of the development.			
Flooding and Stormwater				
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).			
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.			
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.			
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.			
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.			

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Construction Noise and Vibration Management Sub Plan				
Section 9.1	<p>As stipulated in consent condition B14, recommended noise mitigation measures presented in the NIA prepared by this office dated 10 October 2019 as updated by the Addendum Acoustic Statement (ref: 20190000.1/1216A/R0/TT) should be adopted. They are as follows:</p> <ul style="list-style-type: none"> As the TAFE Meadowbank campus will be operating during the period of construction activities, it is recommended that scheduling of respite periods should be negotiated with Meadowbank TAFE. Negotiation should take into consideration student holiday breaks and typical class hours. Notification of the noisy works (excavation, concrete pours) should be provided to the nearby residents. The notification should outline the expected duration of the activity and provide contact details in the event of complaint. Dumping/loading of waste material should be done as far as practicable from the residential properties. Location of concrete pumps as par as practicable from residential property boundaries. Trucks should turn off their engines if queuing outside the site or if they arrive at the site prior to 7am. 	<p>Consultation evidence attached to School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Site inspection 08/10/20</p> <p>Interview with auditees 08/10/20</p> <p>Complaints register current to August 2020</p>	<p>The hours from the consent have been adhered to. These were communicated to stakeholders prior to works and remain unchanged.</p> <p>A small amount of hammering has been undertaken, within the designated high impact hours only. When asking the General Foreman he accurately responded to the correct hours.</p> <p>The ability to position plant within certain parts of the site is not feasible as the site is relatively confined. Access for plant determines position.</p> <p>No plant was observed to be left idling when not in use.</p> <p>No complaints have been received regarding noise.</p>	C
Section 9.3	Concrete pumps should not be operated prior to 7:30 am and be placed as close as possible to the middle of the site (where feasible) to reduce proximity to the nearby receivers. We note that operational limits for piling are inherently addressed in consent condition C7.	As above	As above	C
Section 9.6.7	<p>Noise monitoring can be undertaken to determine the effectiveness of measures which have been implemented, whilst the results of monitoring can be used to devise further control measures.</p> <p>Attended noise measurements can be undertaken at key stages (i.e.; demolition, bulk excavation, first major concrete pour) when particularly noise generating activities are undertaken or specific items of plant (i.e. Excavator with hammer attachments) are in operation.</p> <p>Attended noise measurements should be conducted in accordance with Australian Standard AS1055: 2018 'Acoustics- Description and measurement of environmental noise', and should include the following:</p> <ul style="list-style-type: none"> Type 1 or 2 sound meter (calibrated) Use of appropriate noise descriptor (in this case, $L_{eq}(15min)$). Detail of measurement position and proximity to reflecting surface if any (building or similar). Measurement positions will typically be a residential property boundary. <p>Monitoring not be should be conducted under adverse weather conditions. The conditions applying at the time of the measurements should be indicated in the reporting.</p>	Ward attended noise monitoring results, fm12-1 through fm12-18.	Attended noise monitoring is being conducted on a regular basis. The noise reports identify the equipment and method as per AS1055. No issues identified.	C
Section 9.6.8	Vibration levels during the demolition and excavation phases should occur at the nearby Meadowbank TAFE College Library. The measurement location should be near the middle of the common boundary between the two properties, or as otherwise determined from time to time to best measure representative vibration levels. The monitor used should log the peak particle velocities and also transmit SMS warnings to the contractor and acoustic expert if a pre-determined threshold is exceeded.	<p>Ward vibration monitoring results 24/09/20, 07/09/20</p> <p>Ward 7.11 Vibration monitoring report, 30/09/20</p>	Vibration monitoring is being conducted regularly. The vibration report indicates acceptable results.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
	<p>Regular reports should be provided (twice monthly) showing the vibration levels recorded and comparing these to the criteria.</p> <p>Attended or unattended monitoring should also be undertaken at other locations in response to complaints, as appropriate.</p>			
Construction Waste Management Plan				
Section 8.5	<p>Waste on the project is collected in waste bins located throughout the project (also known as skip bins). The bins are relocated depending on construction activities. Site waste is monitored on site by the RP Site Management team and contractors instructed to undertake housekeeping when applicable.</p> <p>Hazardous waste that requires specific classification and disposal processes are separated from the General Solid Waste Bins.</p>	Site inspection 08/10/20	Waste was observed to be segregated and secure on site. No waste was observed beyond the site boundary.	C
Section 8.6	All hazardous Waste removed from site, must be transported in a controlled manner, with appropriate method of containment and control of emissions of fibres to the air. The waste removal record must be provided to verify that the waste has been classified in accordance with the guidelines, transport licensing in place and that landfill can lawfully receive the waste. The removal of hazardous material must be undertaken in accordance with all applicable legislation, standards, codes and guidelines.	<p>Tip dockets file register</p> <p>EPA Waste Locate / Consignment Authorizations 3BTN-W6ER-NSU6, 9B3X-DRVW-UUUC, BJWA-KXW4-UAT2, CM7S-2YBJ-ELAA, DB47-D4FZ-ZVWC</p> <p>EPL 13426 Dial a Dump</p> <p>Asbestos Removal Control Plan, Ward, Job 711.</p>	<p>An asbestos removal control plan was prepared. It identified the controls to be implemented to manage emissions to air, and disposal.</p> <p>Asbestos was disposed of to Dial a Dump Eastern Creek, which is licensed to receive the waste.</p> <p>Tip dockets were being retained. The dockets indicate classification of asbestos in soils (pre-classified as special waste under the Waste Classification Guidelines).</p> <p>EPA Waste Locate consignment authorisations are being obtained and recorded.</p>	C
Section 8.7	Storage of waste oils and chemicals shall be in a purpose built secured bunded area. The capacity of the bunded area is to be at least 110% of the chemical stored within.	Site inspection 08/10/20	There are no fuels or waste oils currently stored on site.	NT
Section 8.9	<p>Various waste records will be generated throughout the project, these records include:</p> <ul style="list-style-type: none"> - Waste removal/recycling reports - EPA Waste Facility Licenses <p>The records are maintained in the project G Drive. Additional waste dockets generated by subcontractors for special waste (hazardous substances etc) are maintained in the relevant subcontractor's folder - G:\20_Projects_</p>	<p>Tip dockets file register</p> <p>EPA Waste Locate / Consignment Authorizations 3BTN-W6ER-NSU6, 9B3X-DRVW-UUUC, BJWA-KXW4-UAT2, CM7S-2YBJ-ELAA, DB47-D4FZ-ZVWC</p> <p>BINGO Waste Report July-Sep 20</p> <p>Material disposal register, 02/10/20</p>	<p>The BINGO waste report tracks skip bin waste which is all pre-classified. All other waste is ACM or concrete waste. The disposal destinations are identified within the CWMSP (Auburn and Eastern Creek).</p> <p>Asbestos was disposed of to Dial a Dump Eastern Creek, which is licensed to receive the waste.</p> <p>Tip dockets were being retained. The dockets indicate classification of asbestos in soils (pre-classified as special waste under the Waste Classification Guidelines).</p> <p>EPA Waste Locate consignment authorisations are being obtained and recorded.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Construction Traffic and Pedestrian Management Plan				
Section 4.2	Pedestrian and cyclist movements will be maintained around the site throughout the duration of the works. A-Class hoarding/ fencing will be installed around the perimeter of the site to prevent pedestrian access. B-Class hoarding will also be installed between Gate 1 and 3 above the Rhodes Street footpath to maintain pedestrian movement along Rhodes Street when overhead works are being completed. Traffic controllers will be positioned at site accesses (when in use) throughout the works to temporarily hold pedestrians when vehicles are entering and exiting the site.	Site inspection 08/10/20	No obstructions were sighted. A small patch of footpath is being repaired however the public can access around the repairs. No class B hoarding was erected.	C
Section 4.5	The site accesses for the main works are in the same location as the early works site accesses. Through consultation with Council, it has also been agreed that the following kerbside parking spaces will be temporarily removed and converted to 'no stopping' zones to assist 18.1-metre truck and dog combinations and 19-metre articulated vehicles navigating the corners at Rhodes Street/ Mellor Street and Rhodes Street/ Hermitage Road: <ul style="list-style-type: none"> Loading zone and two spaces along the southern side of Rhodes Street between the easternmost site access and Macpherson Street One parking space on the western side of Mellor Street to the immediate north of Rhodes Street One parking space on the northern side of Rhodes Street at its eastern end near Mellor Street Three parking spaces on the eastern side of Hermitage Road to the immediate north of Rhodes Street. 	Site inspection 08/10/20	Site access on Rhodes Street was being utilized without any issues. Parking did not appear to be an issue on the day of the inspection.	C
Section 4.11	All staff employed on the site by Roberts Pizzarotti (including sub-contractors) would be required to undergo a site induction. The induction would include permitted access routes to and from the construction site for site staff and delivery vehicles, limited parking arrangements, as well as standard environmental, WHS, driver protocols and emergency procedures. The agreed work hours must be included as part of this induction.	Project induction, current as at 08/10/20	The induction covers off relevant requirements for the works being undertaken including traffic, parking and access. 324 people have been inducted to date.	C
Construction Soil and Water Management Plan				
ESCP	Refer to ESCP (p.11 of CSWMSP).	Ward Erosion and Sediment Control Plan (PESCP-002) RP email to Certifier, 22/07/20 Certifier email to RP, 23/07/20	The Ward ERSED Plan has been prepared by the Ward Environment Manager identifies temporary controls for early works (remediation). Non-conformance: The Project team advised that the ERSED Plan in the CSWMSP is indicative only and is not relevant / appropriate for the works (either current or future). It is not being implemented. Temporary arrangements are in place in accordance with the Ward ERSED Plan.	NC
Flood Emergency Response Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status				
FMP5	Locate stockpile sites outside the 20 year ARI flood. The flood immunity provided to stockpile sites would depend on the duration of stockpiling operations, the type of material stored and the nature of the downstream waterway or any other specified requirements. Locations to be defined during detailed construction planning.	Site inspection 08/10/20	Observation: Stockpiles are being actively worked on across the project, some of which appear to be within the 20%AEP (1 in 20 ARI) zone (according to the Ryde Floodplain Risk Management Plan, 2015. No rain was forecast and the stockpiles were in the process of either being leveled or removed from site.	C				
FMP6	Include flood risk areas within site induction material, with stormwater and flood management to be addressed in regular toolbox/project start-up meetings.	Ward Civil FERSP, Training record	Ward have inducted its workers Observation: RP, Colliers and SINSW personnel are not inducted into the FERSP.	C				
FMP15	Upon predicted rainfall in excess of the action level (10mm in any 24hr period), erosion and sediment controls will be inspected to ensure maintenance is not required. Inspection of controls during rainfall event will occur to ensure they are performing.	Interview with auditees 08/10/20	There have not been any such events since commencement.	NT				
Construction Environmental Management Plan								
Section 8	<div>8 MONITORING AND MEASUREMENT</div> <div>Key characteristics of the project operations and activities which have a significant impact on the environment will be regularly monitored and measured.</div> <table><thead><tr><th>MONITORING / REPORTING ASPECT</th><th>DETAILS</th></tr></thead><tbody><tr><td>Inspection and Monitoring</td><td><p>Nominated project staff will perform weekly environmental inspections and monitoring during the site establishment, construction and site demobilisation phases</p><p>Inspections and monitoring will be carried out in using RP-HSE-101-HSE Inspection form or i-Auditor</p><p>Project Procedures will be prepared as necessary to specify how monitoring is to be undertaken, including responsibility and frequency</p><p>Monitoring results and any corrective actions identified will be recorded in RPs designated electronic database</p><p>National Greenhouse and Energy Reporting related information will be collected and uploaded into RPs designated electronic database</p><p>Inspection checklists and any corrective actions identified will be recorded in RPs designated electronic database</p></td></tr></tbody></table>	MONITORING / REPORTING ASPECT	DETAILS	Inspection and Monitoring	<p>Nominated project staff will perform weekly environmental inspections and monitoring during the site establishment, construction and site demobilisation phases</p> <p>Inspections and monitoring will be carried out in using RP-HSE-101-HSE Inspection form or i-Auditor</p> <p>Project Procedures will be prepared as necessary to specify how monitoring is to be undertaken, including responsibility and frequency</p> <p>Monitoring results and any corrective actions identified will be recorded in RPs designated electronic database</p> <p>National Greenhouse and Energy Reporting related information will be collected and uploaded into RPs designated electronic database</p> <p>Inspection checklists and any corrective actions identified will be recorded in RPs designated electronic database</p>	Ward vibration monitoring results 24/09/20, 07/09/20 Ward 7.11 Vibration monitoring report, 30/09/20 Site inspection 08/10/20 Ward attended noise monitoring results, fm12-1 through fm12-18. Asbestos air monitoring results, daily records during works, Alliance Geotechnical (LAA).	Vibration monitoring is being undertaken. Results are being compared to these criteria and appear to be compliant. No residential receivers are within 30m of works. Attended noise monitoring is being conducted on a regular basis. The noise reports identify the equipment and method as per AS1055. No issues identified. Asbestos in air monitoring appears to be conducted each day that remediation works are actively occurring. They are being conducted in accordance with the relevant NOSH3003. No detections above criteria to date.	C
MONITORING / REPORTING ASPECT	DETAILS							
Inspection and Monitoring	<p>Nominated project staff will perform weekly environmental inspections and monitoring during the site establishment, construction and site demobilisation phases</p> <p>Inspections and monitoring will be carried out in using RP-HSE-101-HSE Inspection form or i-Auditor</p> <p>Project Procedures will be prepared as necessary to specify how monitoring is to be undertaken, including responsibility and frequency</p> <p>Monitoring results and any corrective actions identified will be recorded in RPs designated electronic database</p> <p>National Greenhouse and Energy Reporting related information will be collected and uploaded into RPs designated electronic database</p> <p>Inspection checklists and any corrective actions identified will be recorded in RPs designated electronic database</p>							
Section 10	<div>10 TRAINING AND AWARENESS</div> <div>All employees will receive suitable environmental induction / training to ensure that they are aware of their responsibilities and are competent to carry out the work.</div> <div>Environmental requirements will be explained to employees during the site induction, orientations and on-going training via pre-start and tool box meetings, briefings, email notifications, etc.</div> <div>All employees (including subcontractors) will receive induction / training in the following:</div> <div><div><div>– Environmental Policy</div><div>– Site environmental objectives and targets</div><div>– Understanding individual authorities and responsibilities</div><div>– Environmental Risks and Controls</div><div>– Emergency procedure and response (e.g. Spill clean-up)</div><div>– Basic understanding of their legal obligations</div></div></div>	Project induction, current as at 08/10/20 Interview with auditees 08/10/20 RPHSE management system / induction app. Ward toolbox 16/09/2020.	The induction covers off relevant requirements for the works being undertaken including asbestos, noise, hours, traffic and heritage. 324 people have been inducted to date. Inductions and training are being delivered covering environmental risks and requirements relevant to the works.	C				

APPENDIX C – 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.

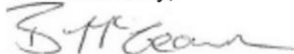
The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (May 2020). Failure to meet these requirements will require revision and resubmission.

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 D – CONSULTATION RECORDS

Derek Low

From: Bronagh McGeown <Bronagh.McGeown@planning.nsw.gov.au>
Sent: Friday, 2 October 2020 4:02 PM
To: Derek Low
Subject: FW: Independent Audit of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi Derek,

Thank you for your email. The Department requests that all conditions of consent for SSI 9343 are assessed, and that the audit is conducted in accordance with the requirements outlined within the Independent Audit PAR and condition C40 of SSI 9343.

Please ensure you consult with the relevant local Council/s when undertaking the audit.

If you have any further questions please do not hesitate to contact me.

Kind regards,

Bronagh McGeown

A/Team Leader Compliance – Government Projects

Planning & Assessment | Department of Planning, Industry and Environment

M 0499 688 913 | E bronagh.mcgeown@planning.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



Planning,
Industry &
Environment

The Department of Planning, Industry 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.

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Wednesday, 30 September 2020 8:54 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi there.

I am one of the Department of Planning Industry 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 first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's *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 on 8 October 2020 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



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Wednesday, 21 October 2020 1:03 PM
To: Derek Low
Subject: RESPONSE: Independent Audit of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Dear Derek

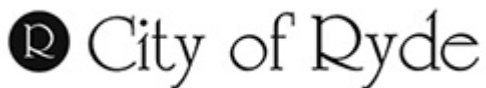
I refer to your email below and apologise for the delayed response.

I wish to advise that the required scope should 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. A number of conditions also require consultation and approval for certain works prior to works commencing.

Please include the above in the audit scope for this Project.

Thank you

Sanju Reddy
Acting Manager Business Improvement and Customer Relations
DEVELOPMENT ASSESSMENT
P (02) 9952 8187
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: Tuesday, 6 October 2020 8:11 AM
To: City of Ryde <CityofRyde@ryde.nsw.gov.au>
Subject: Independent Audit of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi there.

I am one of the Department of Planning Industry 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 first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's *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 on 8 October 2020 (with the final report submitted prior to 23 October 2020) and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's advice, 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



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au


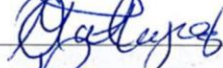
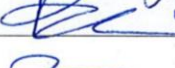


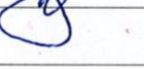







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APPENDIX E – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	MEADOWBANK SANITATION + EMPLOYMENT REVIEW (507)48		
DATE	08/10/20		
LOCATION	MEADOWBANK NSW		
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
NICK MORGAN	PROJECT MANAGER	COLLIERS PROJECT LEADERS	
ONNEILE MATLAPENG	SENIOR PROJECT ENGINEER	R.P.	
Phillipa Aiken	Project manager	Colliers	
Lorne Barthson	HSE Manager	R.P.	
DAMIAN VELLA	PROJECT MANAGER	R.P.	
ALEX LAW	AUDITOR	WOLFPEAK	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
ALEX LAW	AUDITOR	WOLFPEAK	
Onneile Matlapeng	Senior Project Engineer	Roberts Pizzarotti	
DAMIAN VELLA	PROJECT MANAGER	R.P.	
Phillipa Aiken	Project manager	Colliers	
Lorne Barthson	HSE Manager	R.P.	

APPENDIX F – SITE INSPECTION PHOTOGRAPHS



Photo 1: Site signage



Photo 2: Remediation works ongoing



Photo 3: Asbestos air monitoring



Photo 4: Spreading and compaction of imported VENM.



Photo 5: Tree Protection Zones in place, with marker layer installed.



Photo 6: Piles installed with the existing TAFE in the background



Photo 7: Wheel wash in place



Photo 8: Earthworks and piling in process.

APPENDIX G – DECLARATIONS

Independent Audit Declaration Form

Independent Audit Declaration Form


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 (Infrastructure Projects)
Date	22/10/2020

I declare that:

- I. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- II. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- III. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- IV. I am not an Environmental Representative for the project; and
- V. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow 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) 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

Independent Audit Declaration Form

Independent Audit Declaration Form

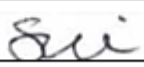
Project name	Meadowbank Education and Employment Precinct Schools Project
Consent Number	SSD 9343
Description of Project	Development of the Meadowbank Education and Employment Precinct Schools Project, providing for new co-located primary and secondary schools and intensive English learning centre
Project Address	2 Rhodes Street, Meadowbank Lot 10 DP 1232584
Proponent	NSW Department of Education (Infrastructure Projects)
Date	22/10/2020

I declare that:

- I. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- II. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- III. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- IV. I am not an Environmental Representative for the project; and
- V. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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- 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