



Post Approval

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Post Approval Details

Project:
Meadowbank E&E Precinct Schools Project - SSD-9343-PA-23

Name of Document
SSD 9343 SMEEP Independent Audit Report

Related matter
Monitoring Report

Type of Document Lodgement
New Document

Description of the document and reason for submission / Overview of changes made to existing documents
Schools at the Meadowbank Education and Employment Precinct (SSD 9343): Submission of Independent Audit Report and response in accordance with Condition C40 and C41

Applicable Conditions

Schedule	Condition
2	C40
2	C41

Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?
No

Attachment of Post Approval application

File Name	Category
210615 SSD9343_Letter for Independent Audit.pdf	Post Approval Document
210601 SMEEP_Independent Audit 02_Rev1 \$28003\$29.pdf	Post Approval Document

DOC21/663862

Jim Betts
Planning Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: Rob Sherry

16 June 2021

Dear Mr Betts,

**Schools at the Meadowbank Education and Employment Precinct (SSD 9343):
Submission of Independent Audit Report and response in accordance with
Condition C40 and C41**

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

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

- Independent Environmental Audit, Schools at the Meadowbank Education and Employment Precinct, Derek Low, Wolfpeak, 21 April 2021.

As per the requirements of condition C41 the Department must be issued with a response from the proponent to the Independent Audit Report, therefore the following attachments are provided for your information:

- Attachment A – Response to independent Audit non-compliance
- Attachment B – Response to Independent Audit recommendations
- Attachment C – 210601 Wolfpeak - Audit Report - Close Out Response

Please accept this letter as notification that the audit report and response will be made publicly available within 60 days of this submission in accordance with condition C41c.

Yours sincerely



Michael Kavanagh
**Senior Project Director
Schools Infrastructure NSW**

Attachment A – Response to Independent Audit Non-Compliance

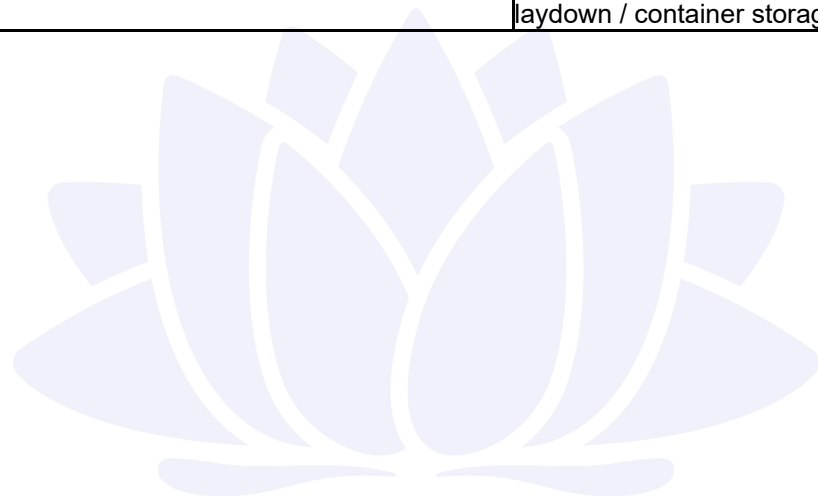
Condition ID	Compliance Requirement	Audit findings	Audit Recommendations	SINSW Proposed Action/Action taken/Response	Evidence of actions/Completion Date/Due Date
A29	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B41; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C38 or C39; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Modification 2 was granted 22/12/20 and there is no evidence available of a review being undertaken or a review having been notified to the identified stakeholders.</p>	<p>Review the strategies, plans and program required under this consent and notify the Planning Secretary and the Certifier in writing that a review is being carried out.</p>	<p>Non-conformance raised and SINSW / Roberts will undertake a review of the strategies, plans and program of Modification No. 2</p>	<p>Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out within three (3) months of the submission of this independent Audit Report to the Department.</p>
B44	<p>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:</p> <ul style="list-style-type: none"> (a) the western side of Hermitage Road; (b) the southern side of Macpherson Street, between Mellor and Bowden Streets; (c) the eastern side of Bowden Street, from Victoria Road to Macpherson Street; (d) the southern side of Squire Street; and (e) the southern side of Rhodes Street; 	<p>The public domain enhancement strategy and associated information required by CoC B44 and B45 was not prepared and submitted within six months of commencement of construction (which was 24/02/21). The consultation has yet to be finalized by Council due to complexities and cost around the works proposed for Hermitage Road (including underground and overhead services) scheduling of the Council meeting (scheduled for 29/04/21) to discuss the matter. As such the strategy has not been finalised.</p> <p>SINSW reported a non-compliance notification with this requirement under CoC A26 and A27 on 24/02/21.</p>	<p>Finalise the public domain enhancement strategy</p>	<p>Ongoing consultation with City of Ryde Council, SINSW Planning and the Department of Planning is being undertaken to resolve the strategy for the Public Domain works. In particular, works associated to Hermitage Road are both cost and program prohibitive due to the existing conditions and number of services within this area. Council are currently reviewing the detailed CC plans, with endorsement of these plans expected mid-June (with the exception of Hermitage Road)</p>	<p>Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out prior to the commencement of the Public Domain works.</p>
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm Saturdays. (c) No work may be carried out on Sundays or public holidays 	<p>Evidence indicates that Out of Hours Works (OOHW) occurred on several occasions without satisfying the requirements of CoC C4 and CoC C5:</p> <p>Complaint received on 10/03/21 regarding working beyond hours. The Project complaints register states that it occurred due safety reasons. The auditees could not identify any works on site that triggered this complaint (contrary to the complaints register statement).</p> <p>On 05/03/21 works ran over time for a concrete pour due to supply issues. This was</p>	<p>Update process to ensure that any proposed OOHW comply with the requirements of CoC C4, C5 and C6 prior to the relevant works commencing.</p>	<p>Roberts now notify Council with all OOHW events as they occur due to safety reasons. SINSW and Roberts to confirm the process in relation to OOHW and notification to potentially affected residents.</p>	<p>Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out prior to the next OOHW.</p>

		<p>notified to Council on the same day (but not to potentially affected residents). No complaints were received.</p> <p>On 18/02/21 works ran over time for a concrete pour due to rain. This was notified to Council on the same day but not to potentially affected residents). A complaint was received on the same day. The Project complaints register states that it occurred due safety reasons.</p> <p>On 10/02/21 a complaint was received regarding works out of hours. The Project complaints register states that it occurred due safety reasons. The auditees could not identify any works on site that triggered this complaint (contrary to the complaints register statement).</p> <p>On 27/11/20 a complaint was received regarding out of hours works. The Project complaints register states that it occurred due safety reasons.</p> <p>On 24/11/20 a complaint was received regarding out of hours works. The Project complaints register does not provide a justification but states that the importance of working within approved construction hours reiterated to contractors.</p>			
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Notification was provided to Council for two OOHW work events only, with six events being identified for the audit period. No notifications were provided to potentially affected residents and complaints were received on several occasions (refer to finding in relation to CoC C3).	Update process to ensure that any proposed OOHW are notified to potentially affected residents.	Roberts now notify Council with all OOHW events as they occur due to safety reasons. SINSW and Roberts to confirm the process in relation to OOHW and notification to potentially affected residents, for non-noisy works.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out prior to the next OOHW, or as soon as practical.
C19	For the duration of the construction works: (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services;	Tree 269 Tree Protection Zone (TPZ) is not set up as described in the 2019 Arboricultural Impact Assessment. The fencing does not meet the specified radius and a substantial amount of material is placed within the TPZ.	Remove all materials from within the TPZ and reinstate the fencing to the extent specified in the 2019 Arboricultural Impact Assessment.	Roberts issued a photo of Tree 269 with all materials within the TPZ removed and the reinstatement of the fencing.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out by the 31/07/2021.
C40	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	The IAPAR requires Independent Audits be completed at intervals, no greater than 26 weeks from the date of the initial Independent Audit. The initial Independent Audit site inspection occurred on 08/10/20 with the Audit Report finalized on 29/10/20). This Independent Audit has been completed more than 26 weeks from the date of the initial Independent Audit.	Schedule the next Independent Audit to occur less than 26 weeks from the date of the site inspection of this (second) Independent Audit.	To be confirmed prior to the next Audit (21 October 2021).	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out prior to the next Independent Audit

Attachment B – Response to Independent Audit Recommendations

Condition ID	Compliance Requirement	Independent Audit Observation & Opportunity/Recommendation for Improvement	SINSW Action or reason to not implement recommendation	Evidence of actions/Completion Date/Due Date
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, RtS and the RRAI; (d) in accordance with the approved plans in the table below (drawing list)	A small triangle of land referred to as the laydown / container storage area, outside of the land listed in Schedule 1 of this consent, has been provide by TAFE NSW through a written agreement to the Project for temporary use. This area does not interface with any public land or accessways.	Non identified	Refer to attachment 210601 Wolfpeak - Audit Report - CLOSED
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must (a) Make the following information and documentation (as they are obtained or publicly available on its website): 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 specifications in any conditions of this consent, or any approved plans and programs; The Applicant must keep such information up to date, to the satisfaction of the Planning Secretary.	A waste report has been published on the website despite no specific requirement within the CoCs or the CEMP and Sub-plans to do so. The report has not been updated since September 2020 and there are more current reports available. Noise and vibration monitoring reports have been published on the website despite no specific requirement within the CoCs or the CEMP and Sub-plans to do so. The reports have not been updated since July and September 2020 and there are more current reports available.	On the 31/05/2021 the Project has requested this information to be uploaded to the SINSW webpage. The upload is pending.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out by the 31/07/2021.
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.	A number of complaints have been received during the audit period regarding the parking of personal vehicles in local streets. Investigations by the Project do not confirm that the cars are associated with the Project, however the Auditor observed a substantial amount of parking available on site for Project personnel. It should be noted that the TAFE Digital Trades Hub project is occurring concurrently as are the operations of the TAFE campus and numerous commercial premises.	N/A	Refer to attachment 210601 Wolfpeak - Audit Report - CLOSED
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.	Three pieces of plant were observed to be using tonal reverse beacons during the site inspection. In response to the observation the auditee stated that installing quackers on the identified plant is not practicable for the following reason: Roberts (RCo) Office of the Federal Safety Commissioner (OFSC) accreditation requires that all plant is maintained and operated as per the OEM (original equipment manufacturer) specifications, i.e. the item of plant cannot be modified without the OEM approval. This would therefore mean that RCo or the subcontractor would be required to: 1. Contact each OEM and attain approval for changing the tonal beeper to a quacker 2. Procure a mechanic to change over the tonal beeper to a quacker	Consider updating procurement processes so that the option of using plant with quackers fitted as a standard forms part of plant selection criteria.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be considered prior to the next Audit.

Condition ID	Compliance Requirement	Independent Audit Observation & Opportunity/Recommendation for Improvement	SINSW Action or reason to not implement recommendation	Evidence of actions/Completion Date/Due Date
		3. Procure a large number of quackers – the RCo plant register currently has 165 items listed 4. Mechanically inspect each item of plant post change to ensure there has been no safety risk introduced by changing to a quacker.		
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'.	Roberts have prepared an erosion and sediment control plan, and whilst clean water diversion are in place, the vast majority of the site is sealed, the only stockpile observed is covered and pits are largely protected, the erosion and sediment control plan has not been verified by a suitably qualified person. Additionally, a stormwater pit in land recently provided to the Project by TAFE at the back of the site (laydown / container storage area) was not protected at the time of the inspection, this was resolved afterwards.	Roberts have updated the Soil and Erosion plan, to be endorsed by a person with the experience in working with the Blue Book.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out by the 31/07/2021.
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.	The Roberts current erosion and sediment control plan identifies measures to manage stormwater during construction, but this latest version has not been submitted to the Certifier. To note, the CSWMSP included such provisions and was submitted to the Certifiers satisfaction prior to construction but arrangements have changed since that time.	Following the endorsement of the current erosion and sediment control plan by a suitably experienced person, Roberts are to submit the plan to the Certifier to their satisfaction.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out by the 31/07/2021.
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.	Housekeeping was required on the south western portion of the site, near the sub-contractor's carpark and laydown / container storage area. Photos were provided showing that the car park had been cleaned. No evidence was provided to show that the laydown / container storage area had also been cleaned up.	Roberts are to clean up the laydown / container storage area.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out by the 31/07/2021.
CWMSP Section 8.5	Section 8.52 of the CWMSP states that waste on the project is to be 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.	Note that this observation relates to the same issue as that identified against CoC C31. Housekeeping was required on the south western portion of the site, near the sub-contractor's carpark and laydown / container storage area. Photos were provided showing that the car park had been cleaned. No evidence was provided to show that the laydown / container storage area had also been cleaned up.	Roberts are to clean up the laydown / container storage area.	Refer to attachment 210601 Wolfpeak - Audit Report - Close Out Response. To be closed out by the 31/07/2021.



INDEPENDENT AUDIT REPORT


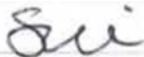
SCHOOLS AT THE MEADOWBANK EDUCATION AND EMPLOYMENT PRECINCT – SSD 9343

APRIL 2021

Revision History

Revision	Date	Prepared By	Reviewed By	Description
V0	04/05/2021	DL	SF	For issue to client
V1	01/06/2021	DL	SF	Final

Authorisation

Author name	Derek Low	Reviewer / approver name	Steve Fermio
Author position	Principal Auditor	Review position	Principal Auditor
Author signature		Reviewer / approver signature	
Date	01/06/2021	Date	01/06/2021

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EXECUTIVE SUMMARY

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

- A multi-level, multi-purpose, integrated school building with a primary school wing and high school wing
- The school building is connected by a centralised library that is embedded into the landscape. 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.

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 two occasions:

- Modification 1 (MOD-1), approved 13 July 2020, corrected an error in the number and type of ecosystem credits to be retired to offset the residual biodiversity impacts of the development.
- Modification 2 (MOD-2), approved 22 December 2021, updated condition A2 to include updated and amended architectural and landscape drawings to reflect minor design refinements.

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

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

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

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

This Audit Report presents the findings from the second Independent Audit for the construction period, covering the period from November 2020 to April 2021. The Independent Audit was completed to satisfy the requirements of CoC C40 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

Works undertaken during the audit period include completion of remediation, earthworks and foundations, erection of 85% of structures with the buildings topped out and the jump forms stripped and commencement of installation of high-level services.

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.

In summary:

- There were 191 CoCs assessed.
- Six non-compliances were identified against the CoCs. These relate to notifications and reporting to the Department, Out of Hours Works (OOHW), tree protection and timing of this second Independent Audit.
- Eight observations were identified in relation to the CoC, and one in relation to the CEMP and Sub-plans. These relate to the use of TAFE owned land for laydown, information on the website, parking, the use of non-tonal reverse beacons, erosion and sediment control plans and associated measures, and housekeeping.
- All actions identified in the first Independent Audit are considered closed.

At the time of drafting this Audit Report, 37 complaints had been received relating to the Project during the audit period. The auditees stated that these predominantly came from two stakeholders (one resident and one business). It is the Auditor's view that there would be benefits to further engaging with the repeat complainants to seek to address their concerns that relate to the Project's construction.

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 Co (Roberts) 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 two occasions:

- Modification 1 (MOD-1), approved 13 July 2020, corrected an error in the number and type of ecosystem credits to be retired to offset the residual biodiversity impacts of the development.
- Modification 2 (MOD-2), approved 22 December 2021, updated condition A2 to include updated and amended architectural and landscape drawings to reflect minor design refinements.

Colliers have been engaged as the Project Managers on the Project and as the representatives for SINSW. Roberts Co (Roberts) are the principal contractor undertaking the works. Construction works began on 24 August 2020. Works undertaken during the audit period include completion of remediation, earthworks and foundations, erection of 85% of structures with the buildings topped out and the jump forms stripped and commencement of installation of high-level services.

1.2 Approval requirements

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

1.3 The audit team

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

The Audit Team comprises:

- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified 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 C40 states:

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

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

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

1.5 Audit scope

This Independent Audit relates to the Project works from November 2020 to April 2021.

The scope of the Independent Audit comprises:

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

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

2. AUDIT METHODOLOGY

2.1 Audit process

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

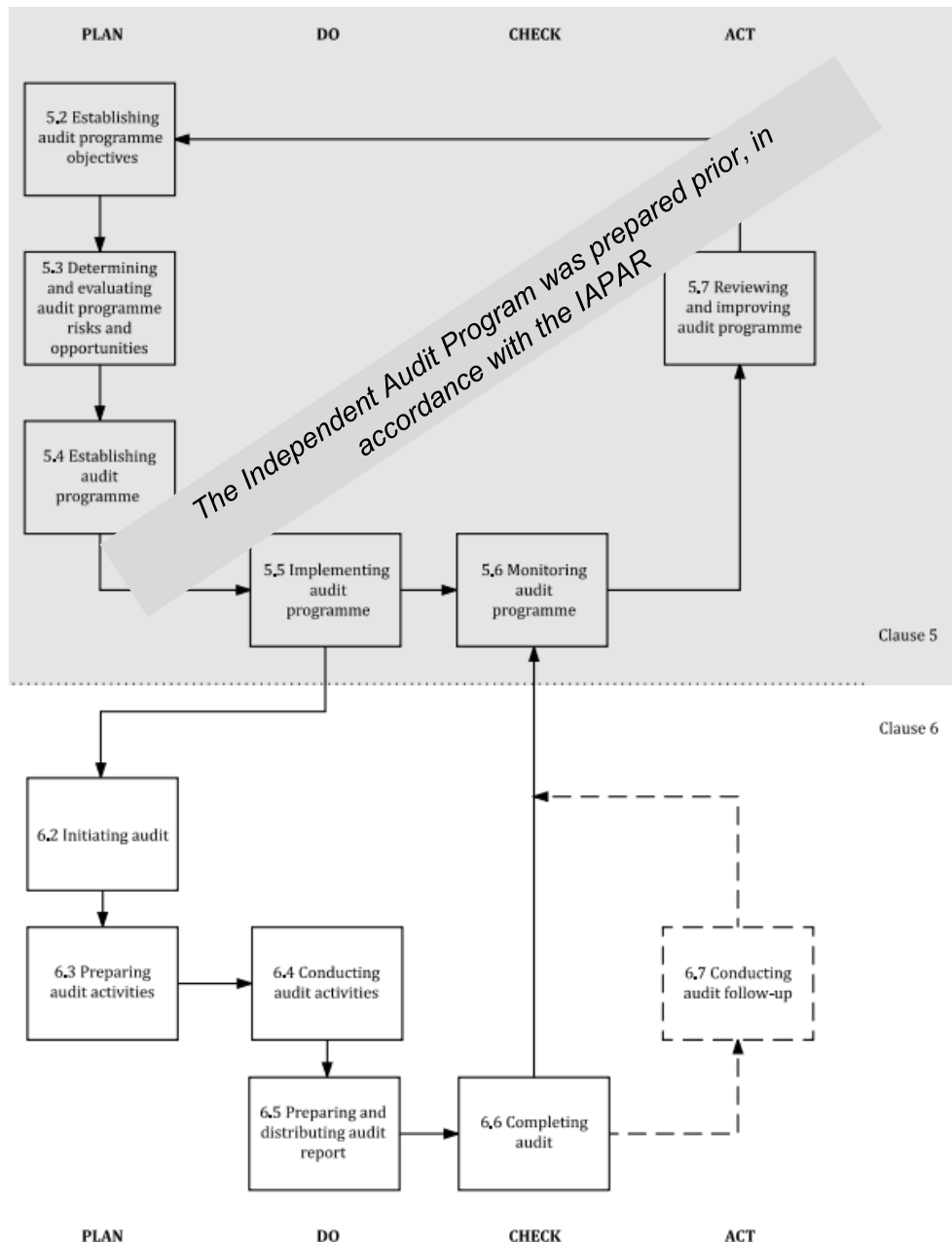


Figure 1 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

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

WolfPeak consulted with the Department in accordance with Section 3.2 of the IAPAR, to obtain their input into the scope of the Independent Audit and to confirm whether other parties or agencies were to be consulted. 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	The Department responded by seeking some information on consultation on the Project. The Department did not raise any issues to be considered or other stakeholders to be consulted with.	-

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, 18 November 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, 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, Rev 1, 18 November 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, 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 21 April 2021. The following personnel took part in the audit:

- Lorne Battison – HSE Manager – Roberts
- Holly Erickson – HSE Coordinator – Roberts
- Onneile Matlapeng – Senior Project Engineer – Roberts
- Sam Hamilton – Senior Project Engineer – Roberts
- Nick de Gorter – Senior Project Manager – Colliers
- 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 21 April 2021. 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
- CSWMSP
- FERSP.

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.
- Six non-compliances were identified against the CoCs. These relate to notifications and reporting to the Department, Out of Hours Works (OOHW), tree protection and timing of this second Independent Audit.
- Eight observations were identified in relation to the CoC, and one in relation to the CEMP and Sub-plans. These relate to the use of TAFE owned land for laydown, information on the website, parking, the use of non-tonal reverse beacons, erosion and sediment control plans and associated measures, and housekeeping.
- All actions identified in the first Independent Audit are considered closed.

Table 2 Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
Open findings / actions from the October 2020 Independent Audit						
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	CLOSED The documents were sighted on the website.
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 30/11/20	CLOSED Correspondence was sighted demonstrating resolution of the matter with Council.

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 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 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.	Roberts 30/11/20	<p>CLOSED with comments.</p> <p>The CSWMSP does not appear to have been updated, however an up to date ERSED Plan has been developed. Refer finding in relation to CoC C24 for the current audit period below.</p>
4	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.	Roberts 30/11/20	<p>CLOSED with comments.</p> <p>The CSWMSP does not appear to have been updated, however an up to date ERSED Plan has been developed. Refer finding in relation to CoC C24 for the</p>

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
						current audit period below.
Findings / actions from the April 2021 Independent Audit						
5	CoC A2	Observation	<p>CoC A2 requires that the development may only be carried out in compliance with the conditions of consent and generally in accordance with the EIS, RtS and the RRAI.</p> <p>A small triangle of land referred to as the laydown / container storage area, outside of the land listed in Schedule 1 of this consent, has been provide by TAFE NSW through a written agreement to the Project for temporary use. This area does not interface with any public land or accessways.</p>	None identified	NA	CLOSED
6	CoC A22	Observation	<p>CoC A22 requires that the Applicant must make certain information publicly available on its website, including (but not limited to):</p> <p>iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(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;</p>	On 31/05/2021 the Project has requested SINSW upload this information to the website. The upload is pending.	SINSW 31/07/21	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<p>The Applicant must keep such information up to date, to the satisfaction of the Planning Secretary</p> <p>A waste report has been published on the website despite no specific requirement within the CoCs or the CEMP and Sub-plans to do so. The report has not been updated since September 2020 and there are more current reports available.</p> <p>Noise and vibration monitoring reports have been published on the website despite no specific requirement within the CoCs or the CEMP and Sub-plans to do so. The reports have not been updated since July and September 2020 and there are more current reports available.</p>			
7	CoC A29	Non-compliance	<p>CoC A29 requires that Within three months of:</p> <p>(a) the submission of a compliance report under condition B41;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C38 or C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p>	Review the strategies, plans and programs required under this consent, and notify Planning Secretary and the Certifier in writing that a review is being carried out	<p>SINSW / Roberts</p> <p>Within 3 months of the submission of this Independent Audit Report to the Department</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> <p>Modification 2 was granted 22/12/20 and there is no evidence available of a review being undertaken or a review having been notified to the identified stakeholders.</p>			
8	CoC B44	Non-compliance	<p>CoC B44 requires that within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the school.</p> <p>The public domain enhancement strategy and associated information required by CoC B44 and B45 was not prepared and submitted within six months of commencement of construction (which was 24/02/21). The consultation has yet to be finalized by Council due to complexities and cost around the works proposed for Hermitage Road (including underground and overhead services) scheduling of the Council meeting (scheduled for 29/04/21) to discuss the matter. As such the strategy has not been finalised. SINSW reported a non-compliance notification with this requirement under CoC A26 and A27 on 24/02/21.</p>	Finalise the public domain enhancement strategy	<p>SINSW</p> <p>Prior to the commencement of public domain works.</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
9	CoC C3	Non-compliance	<p>CoC C3 requires that construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p> <p>Evidence indicates that Out of Hours Works (OOHW) occurred on several occasions without satisfying the requirements of CoC C4 and CoC C5:</p> <ul style="list-style-type: none"> • Complaint received on 10/03/21 regarding working beyond hours. The Project complaints register states that it occurred due safety reasons. The auditees could not identify any works on site that triggered this complaint (contrary to the complaints register statement). • On 05/03/21 works ran over time for a concrete pour due to supply issues. This was notified to Council on the same day (but not to potentially affected residents). No complaints were received. • On 18/02/21 works ran over time for a concrete pour due to rain. This was notified to Council on the same day but not to potentially affected residents). A complaint 	Update process to ensure that any proposed OOHW comply with the requirements of CoC C4, C5 and C6 prior to the relevant works commencing.	Roberts Prior to next OOHW	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<p>was received on the same day. The Project complaints register states that it occurred due safety reasons.</p> <ul style="list-style-type: none"> On 10/02/21 a complaint was received regarding works out of hours. The Project complaints register states that it occurred due safety reasons. The auditees could not identify any works on site that triggered this complaint (contrary to the complaints register statement). On 27/11/20 a complaint was received regarding out of hours works. The Project complaints register states that it occurred due safety reasons. On 24/11/20 a complaint was received regarding out of hours works. The Project complaints register does not provide a justification but states that the importance of working within approved construction hours reiterated to contractors. 			
10	CoC C6	Non-compliance	<p>CoC C6 requires that notification of OOHW must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p> <p>Notification was provided to Council for two OOHW work events only, with six events being identified for the audit period. No notifications were provided to potentially affected residents and complaints were</p>	Update process to ensure that any proposed OOHW are notified to potentially affected residents.	Roberts Prior to or as soon as practicable after the next OOHW	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			received on several occasions (refer to finding in relation to CoC C3).			
11	CoC C9	Observation	<p>CoC C9 requires that all construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.</p> <p>A number of complaints have been received during the audit period regarding the parking of personal vehicles in local streets. Investigations by the Project do not confirm that the cars are associated with the Project, however the Auditor observed a substantial amount of parking available on site for Project personnel. It should be noted that the TAFE Digital Trades Hub project is occurring concurrently as are the operations of the TAFE campus and numerous commercial premises.</p>	NA	NA	CLOSED
12	CoC C14	Observation	<p>CoC C14 requires that 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 minimized.</p> <p>Three pieces of plant were observed to be using tonal reverse beacons during the site inspection. In response to the observation the auditee stated that installing quackers on the identified plant is not practicable for the following reason: Roberts (RCO) Office of the Federal Safety Commissioner (OFSC) accreditation requires that</p>	Consider updating procurement processes so that the option of using plant with quackers fitted as standard forms part of plant selection criteria.	Roberts Prior to next audit	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<p><i>all plant is maintained and operated as per the OEM (original equipment manufacturer) specifications, i.e. the item of plant can not be modified without the OEM approval. This would therefore mean that RCo or the subcontractor would be required to:</i></p> <ol style="list-style-type: none"> <i>1. Contact each OEM and attain approval for changing the tonal beeper to a quacker</i> <i>2. Procure a mechanic to change over the tonal beeper to a quacker</i> <i>3. Procure a large number of quackers – the RCo plant register currently has 165 items listed</i> <i>4. Mechanically inspect each item of plant post change to ensure there has been no safety risk introduced by changing to a quacker.</i> 			
13	CoC C19	Non-compliance	<p>CoC C19(c) requires that all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment dated 10 October 2019 and prepared by Earthscape Horticultural Services.</p> <p>Tree 269 Tree Protection Zone (TPZ) is not set up as described in the 2019 Arboricultural Impact Assessment. The fencing does not meet the specified radius and a substantial amount of material is placed within the TPZ.</p>	Remove all materials from within the TPZ and reinstate the fencing to the extent specified in the 2019 Arboricultural Impact Assessment	Roberts 31/07/21	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
14	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 and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p> <p>Roberts have prepared an erosion and sediment control plan, and whilst clean water diversion are in place, the vast majority of the site is sealed, the only stockpile observed is covered and pits are largely protected, the erosion and sediment control plan has not been verified by a suitably qualified person.</p> <p>Additionally a stormwater pit in land recently provided to the Project by TAFE at the back of the site (laydown / container storage area) was not protected at the time of the inspection, this was resolved afterwards.</p>	Have progressive erosion and sediment control plans prepared or endorsed by a person with experience in working with the Blue Book.	Roberts 31/07/21	OPEN
15	CoC C24	Observation	CoC C24 requires that 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.	Following endorsement of the current erosion and sediment control plan by a suitably experienced person, submit the updated	Roberts 31/07/21	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			The Roberts current erosion and sediment control plan identifies measures to manage stormwater during construction but this latest version has not been submitted to the Certifier. To note, the CSWMSP included such provisions and was submitted to the Certifiers satisfaction prior to construction but arrangements have changed since that time.	plan to the Certifier for their satisfaction.		
16	CoC C31	Observation	CoC C31 requires that 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. Housekeeping was required on the south western portion of the site, near the sub-contractor's carpark and laydown / container storage area. Photos were provided showing that the car park had been cleaned. No evidence was provided to show that the laydown / container storage area had also been cleaned up.	Clean up the laydown / container storage area	Roberts 31/07/21	OPEN
17	CoC C40	Non-compliance	CoC C40 requires that Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements (IAPAR). The IAPAR requires Independent Audits be completed at intervals, no greater than 26 weeks from the date of the initial Independent Audit. The initial Independent Audit site inspection occurred on 08/10/20 with the Audit	Schedule the next Independent Audit to occur less than 26 weeks from the date of the site inspection of this (second) Independent Audit	Colliers Prior to next Independent Audit	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			Report finalized on 29/10/20). This Independent Audit has been completed more than 26 weeks from the date of the initial Independent Audit.			
18	CWMSP Section 8.5	Observation	<p>Section 8.5 of the CWMSP states that 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>Note that this observation relates to the same issue as that identified against CoC C31.</p> <p>Housekeeping was required on the south western portion of the site, near the sub-contractor's carpark and laydown / container storage area. Photos were provided showing that the car park had been cleaned. No evidence was provided to show that the laydown / container storage area had also been cleaned up.</p>	Clean up the laydown / container storage area	Roberts 31/07/21	OPEN

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

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

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

A review was conducted of the:

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

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

Other than the matters identified in Section 3.2 and 3.6 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 drafting this Audit Report, 37 complaints had been received relating to the Project during the audit period. The auditees stated that these predominantly came from two stakeholders (one resident and one business), but evidence to support this was not provided.

A substantial number of the complaints relate to OOHV and parking. In general, the Auditor found that:

- OOHV had occurred without sufficient approval or notification (refer findings in relation to CoC C3 and C6).
- Investigations by the Project do not confirm that the cars are associated with the Project, however the Auditor observed a substantial amount of parking available on site for Project personnel. It should be noted that the TAFE Digital Trades Hub project is occurring concurrently as are the operations of the TAFE campus and numerous commercial premises.

The Complaints Register, updated on 25 March 2021, is available on the Project website.

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

All the complaints are considered to be closed by the Project. It is the Auditor's view that there would be benefits to further engaging with the repeat complainants to seek to address their concerns that relate to the Project's construction.

3.7 Incidents

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

3.8 Actual versus predicted impacts

The Independent Audit considered the actual impacts arising from the carrying out of the Project (current 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 impacts on the TAFE NSW and private residences.	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. Attended noise monitoring is being conducted on a regular basis and appears to be in accordance with the	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
		<p>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> <p>Refer to findings in relation to OOHV (CoC C3 and CoC C6).</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. The Project team indicated that the site was not inundated during the March 2021 flood event.	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

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
Traffic and Accessibility	<p>During the main works stage, an average of around 250 workers is expected on-site at any one time, with 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>The Construction Worker Transportation Strategy is included in Appendix D of the CTPMSP. The strategy commits to investigating on-site parking for 100 workers. This has been realized.</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>	Y
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 (other than housekeeping issues, refer finding in relation to CoC C31), 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 presents the findings from the second Independent Audit for the construction period, covering the period from November 2020 to April 2021.

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

In summary:

- There were 191 CoCs assessed.
- Six non-compliances were identified against the CoCs. These relate to notifications and reporting to the Department, Out of Hours Works (OOHW), tree protection and timing of this second Independent Audit.
- Eight observations were identified in relation to the CoC, and one in relation to the CEMP and Sub-plans. These relate to the use of TAFE owned land for laydown, information on the website, parking, the use of non-tonal reverse beacons, erosion and sediment control plans and associated measures, and housekeeping.
- All actions identified in the first Independent Audit are considered closed.

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 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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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:	Evidence referred to elsewhere in this table	Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.	C
	(a) in compliance with the conditions of this consent;			
	(b) in accordance with all written directions of the Planning Secretary;	Interview with auditees 21/04/21	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 Email chain TAFE NSW and Roberts, 12/02/21	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. Observation: A small triangle of land referred to as the laydown / container storage area, outside of the land listed in Schedule 1 of this consent, has been provide by TAFE NSW through a written agreement to the Project for temporary use.	
	(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 https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-	The stamped plans are the basis for the Issue for Construction Plans.	

Architectural drawings prepared by Woods Bagot			
Dwg No.	Rev	Name of Drawing	Date
MSP-WB-AR-DA102	8	SITE ANALYSIS	20/04/20
MSP-WB-AR-DA103	8	PRECINCT PLAN – PROPOSED	20/04/20
MSP-WB-AR-DA104	11	SITE PLAN	20/04/20
MSP-WB-AR-DA200	67	PLAYGROUND LEVEL PLAN	20/04/20 10/11/20
MSP-WB-AR-DA201	1011	CAR PARK LEVEL PLAN	20/04/20 10/11/20
MSP-WB-AR-DA202	9-10	LOWER GROUND FLOOR	20/04/20 10/11/20
MSP-WB-AR-DA203	89	GROUND FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA204	89	LEVEL 1 FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA205	910	LEVEL 2 FLOOR PLAN	21/04/20 10/11/20
MSP-WB-AR-DA206	89	LEVEL 3 FLOOR PLAN	20/04/20 10/11/20
MSP-WB-AR-DA207	910	LEVEL 4 FLOOR PLAN	21/04/20 10/11/20
MSP-WB-AR-DA208	1112	ROOF PLAN	21/04/20 10/11/20
MSP-WB-AR-DA301	11	NORTH & SOUTH BUILDING ELEVATIONS	24/04/20
MSP-WB-AR-DA302	4	EAST & WEST ELEVATIONS	21/04/20
MSP-WB-AR-DA303	10	INTERNAL BUILDING ELEVATIONAL SECTIONS	24/04/20
MSP-WB-AR-DA304	5	OVERALL ELEVATIONS SECTIONS SHEET-01	20/04/20
MSP-WB-AR-DA305	6	OVERALL ELEVATIONS SECTIONS SHEET-02	20/04/20
DA402	3B	GFA	20/04/20 03/11/20
MSP-WB-AR-13001	C	Elevations - North & South Building	13/11/20
MSP-WB-AR-13002	C	Elevations - East & West Building	13/11/20
MSP-WB-AR-13003	C	Elevations - North and South - Internal Elevations	13/11/20
MSP-WB-AR-13004	C	Sections – Longitudinal Landscape Sections	13/11/20
MSP-WB-AR-13005	C	Sections – Short Sections	13/11/20
Landscape drawings prepared by Urbis			
Dwg No.	Rev	Name of Drawing	Date

[education-and-employment-precinct.html#category-reports](#)

Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)

Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements).

Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
	MB-UR-LA-12000	6	OVERALL SITE PLAN	21.01.2020			
	MB-UR-LA-25011	6	PRIMARY SCHOOL DETAIL WEST	21.01.2020			
	MB-UR-LA-25012	5	PRIMARY SCHOOL DETAIL EAST	21.01.2020			
	MB-UR-LA-25013	6	HIGH SCHOOL DETAIL NORTH	21.01.2020			
	MB-UR-LA-25014	5	HIGH SCHOOL DETAIL SOUTH	21.01.2020			
	MB-UR-LA-25000	5	CENTRAL TERRACE LANDSCAPE PLANS – LG	21.01.2020			
	MB-UR-LA-25010	5	CENTRAL TERRACE LANDSCAPE PLANS – GL	21.01.2020			
	MB-UR-LA-25100	5	CENTRAL TERRACE LANDSCAPE PLANS – LV1	21.01.2020			
	MB-UR-LA-25200	5	CENTRAL TERRACE LANDSCAPE PLANS – LV2	21.01.2020			
	MB-UR-LA-25300	5	CENTRAL TERRACE LANDSCAPE PLANS – LV3	21.01.2020			
	MB-UR-LA-25400	5	CENTRAL TERRACE LANDSCAPE PLANS – LV4	21.01.2020			
	L300	3	LANDSCAPE SECTION A	06.06.19			
	L301	3	LANDSCAPE SECTION B	06.06.19			
	L302	1	LANDSCAPE SECTION C	06.06.19			
	L303	3	LANDSCAPE SECTION D	06.06.19			
	Un-numbered plan		PROPOSED PLANTING IN CENTRAL LANDSCAPE	Undated			
	MSP-UR-LA-00003	H	Site Plan	13/11/2020			
	MSP-UR-LA-20017	I (Urbis Mark up)	Playground – Part 1 Finishes Plan	17/11/2020			
	MSP-UR-LA-20018	I (Urbis Mark up)	Playground - Part 2 Finishes Plan	17/11/2020			
	MSP-UR-LA-20040	I (Urbis Mark up)	Ground level Finishes Plan	17/11/2020			
	MSP-UR-LA-20100	I (Urbis Mark up)	Level 01 Finishes Plan	17/11/2020			
	MSP-UR-LA-20200	I (Urbis Mark up)	Level 02 Finishes Plan	17/11/2020			
	MSP-UR-LA-20300	I (Urbis Mark up)	Level 03 Finishes Plan	17/11/2020			
	MSP-UR-LA-20400	I (Urbis Mark up)	Level 04 Finishes Plan	17/11/2020			
	Un-numbered plan		Proposed Planting in Central Landscape	Undated			
	DA904	H	Softscape Details	13.11.2020			
	Civil drawings prepared by Enstruct						
	Dwg No.	Rev	Name of Drawing	Date			
	MSP-EN-CV-00201	09	STORMWATER PLAN	14/06/19			
	MSP-EN-CV-00401	10	SEDIMENT AND EROSION CONTROL PLAN	11/10/19			
	MSP-EN-CV-00451	07	SEDIMENT AND EROSION CONTROL DETAILS	14/06/19			
	MSP-EN-CV-00301	08	BULK EARTHWORKS PLAN – SITE	04/12/19			
	SK-C-001	001	SECTION	24/01/2020			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:				Interview with auditees 21/04/21	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
	(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;			
	(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 21/04/21 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition) Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements). Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)	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 (sighted. No issues)- residential building work (not relevant)- entertainment venues (not relevant)- signage for max number of persons at venues (not relevant for construction)- shoring and adjoining properties (no properties are adjoining 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 21/04/21	No disputes have been identified.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 addressed by the project. Evidence of such was available at the time of the audit. The Auditor is not aware of any formal disagreements.	C
	(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 21/04/21	The project is not being staged	NT
A10	A Staging Report prepared in accordance with condition A9 must: (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 21/04/21	The project is not being staged	NT
	(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 21/04/21	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 21/04/21	The project is not being staged	
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Interview with auditees 21/04/21	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 21/04/21	The project is not being staged	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 21/04/21	The project is not being staged	NT
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p>	<p>Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020</p> <p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSMP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan– Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p>	<p>The Strategies, Plans or Programs are not being staged.</p> <p>The CEMP was updated in November 2020 and resubmitted to the Department. Refer response to CoC A30. No other updates have occurred.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	As above	As above	
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	As above	As above	
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above	As above	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	As above	As above	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above	As above	NT
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> • <i>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.</i> 	<p>Structural adequacy design statement, Enstruct, 14/07/20</p> <p>Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p> <p>Structural adequacy design statement, Enstruct, 28/09/20</p> <p>Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements)</p> <p>Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p>	<p>The structural engineers stated that the structure complies with the relevant standards and the BCA.</p> <p>The certifier has verified this and confirmed compliance through issue of CC1, CC2.</p>	C
External Walls and Cladding				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Site inspection 21/04/21</p> <p>Design compliance statement, Woods Bagot, 07/10/20</p> <p>Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements)</p> <p>Design compliance statement, Prism Facades, 15/10/20</p>	<p>External walls and cladding are yet to be constructed.</p> <p>The design compliance statement for the block walls confirms compliance with the BCA. This was verified by the Certifier through issue of CC2.</p> <p>Remaining walls and cladding have been deemed as compliant by the designer. These will be verified through issue of CC3.</p>	C
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 21/04/21	No notices received from Planning Secretary to date	NT
Monitoring and Environmental Audits				
A21	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p> <p>Vibration Monitoring Report SMEEP – Early Works, Ward, 20/01/21, 28/01/21,</p> <p>Ward attended noise monitoring results, fm12-25 through fm12-28</p> <p>Calibration record, SLM 27225 and FILT 5881, 03/07/20</p> <p>Calibration record, SLM 26303 and FILT 5617, 06/02/20</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>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>Attended noise monitoring is being conducted on a regular basis and appears to be in accordance with the Interim Construction Noise Guidelines and AS1055. The equipment is within the calibration period.</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>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Access to information				
A22	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:	https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html#category-reports	The Project website is operational.	C
	(i) the documents referred to in condition A2 of this consent;	As above	The website links to the major projects website and includes the approved plans.	
	(ii) all current statutory approvals for the development;	As above	The website includes the development consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	As above	The CEMP is presented on the website.	
	(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. Observation: A waste report has been published on the website despite no specific requirement within the CoCs or the CEMP and Sub-plans to do so. The report has not been updated since September 2020 and there is more current information available.	
	(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. Observation: Noise and vibration monitoring reports have been published on the website despite no specific requirement within the CoCs or the CEMP and Sub-plans to do so. The reports have not been updated since July and September 2020 and there is more current information available.	
	(vi) a summary of the current stage and progress of the development;	As above	The website includes project updates and works notifications	
	(vii) contact details to enquire about the development or to make a complaint;	As above	The website includes contact details for this purpose.	
	(viii) a complaints register, updated monthly;	As above	Complaints Register is from April 2021	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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, along with the Project's response to the findings.	
	(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 Feb 2021 Interview with auditees 21/04/21 RHSE management system / induction app Azzuri pre-commencement meeting minutes 15/09/20. Azzuri pre-commencement sharing of CTPMP 17/09/20 Schindler pre-commencement document issue, 16/04/21	The induction covers off relevant requirements for the works being undertaken including the existence of the SSD, hours, traffic, noise, heritage, contamination, soil and water. 1280 people have been inducted to date. Pre commencement meetings are held with all subbies (including transport companies). Trucking companies are made aware of haulage routes and parking/marshaling restrictions prior to them coming on board.	C
Incident Notification, Reporting and Response				
A24	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Roberts Incident records current to 20/04/21 Roberts incident report 01/04/21	1 x safety incident involving a laceration was reported to SafeWork, however this was a medical treatment incident and was not deemed an incident of material harm. The Auditor agrees.	NT
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Roberts Incident records current to 20/04/21 Roberts incident report 01/04/21	1 x safety incident involving a laceration was reported to SafeWork, however this was a medical treatment incident and was not deemed an incident of material harm. The Auditor agrees.	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 21/04/21 Letter SINSW to DPIE 24/02/21	1 x non-compliance has been identified by the Project. The public domain enhancement strategy and associated information required by CoC B44 and B45 was not prepared and submitted within 6 months of commencement of construction (which was 24/02/21. The consultation has yet to be finalized by Council due to significant complexities and cost around the works proposed for Hermitage Road (including underground and overhead services) scheduling of the Council meeting	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			(scheduled for 29/04/21) to discuss the matter. The Strategy has yet to be finalized. SINSW reported a non-compliance notification with this requirement under CoC A26 and A27 on 24/02/21. The Project was of the view that issues with working out of hours were not considered non-compliances at the time of the works occurring.	
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 21/04/21 Letter SINSW to DPIE 24/02/21	1 x non-compliances have been identified by the Project. The public domain enhancement strategy and associated information required by CoC B44 and B45 was not prepared and submitted within 6 months of commencement of construction (which was 24/02/21. The consultation has yet to be finalized by Council due to significant complexities and cost around the works proposed for Hermitage Road (including underground and overhead services) scheduling of the Council meeting (scheduled for 29/04/21) to discuss the matter. The Strategy has yet to be finalized. SINSW reported a non-compliance notification with this requirement under CoC A26 and A27 on 24/02/21. The Project was of the view that issues with working out of hours were not considered non-compliances at the time of the works occurring.	C
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 21/04/21	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.	NC
	(a) the submission of a compliance report under condition B41;			
	(b) the submission of an incident report under condition A25;	Roberts Incident records current to 20/04/21 Roberts incident report 01/04/21	No incidents have occurred to date.	
	(c) the submission of an Independent Audit under condition C38 or C39;	Independent Audit Report submission, 10/12/20	The Independent Audit was submitted on 10/12/20.	
	(d) the approval of any modification of the conditions of this consent; or	Modification 2, 22/12/20	Modification 2 was granted 22/12/20	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Interview with auditees 21/04/21	It is understood that there have been no directions from the Planning Secretary.	
	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 21/04/21	Non-compliance: There was no evidence of a review being undertaken or notified to the identified stakeholders.	
A30	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	<p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p> <p>Emergency Response Plan– Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p> <p>Email Roberts to Certifier, 04/12/20</p>	The CEMP and sub-plans were updated in November 2020 (prior to the triggering events in CoC A29). These documents were submitted to the Certifier on 04/12/20.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		DPIE post approval portal lodgment record 26/11/20		
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
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.	Structural adequacy design statement, Enstruct, 14/07/20 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition) Structural adequacy design statement, Enstruct, 28/09/20 Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements) Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)	The structural engineers stated that the structure complies with the relevant standards and the BCA. The certifier has verified this and confirmed compliance through issue of CC1, CC2.	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 21/04/21 Design compliance statement, Woods Bagot, 07/10/20 Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20	External walls and cladding are yet to be constructed. The design compliance statement for the block walls confirms compliance with the BCA. This was verified by the Certifier through issue of CC2.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		(balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements) Design compliance statement, Prism Facades, 15/10/20 Letter SINSW to DPIE 19/10/20	Remaining walls and cladding have been deemed as compliant by the designer. These will be verified through issue of CC3. This information was provided to the Department within 7 days of the Certifier acceptance.	
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, 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	Multiple dilapidation reports were prepared covering all potentially affected assets.	C
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	Community Communication Strategy, Schools at the Meadowbank Education and Employment Precinct, July 2020.	The CCS was prepared and submitted to the Department and Certifier. The information required is in Section 4 and Section 5	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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;	Blue vision submission to Certifier 07/08/20. Certifier acceptance, 10/08/20. DPIE post approval 07/08/20		
	(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, 06/08/20 Letter DPIE to SINSW, 20/01/21 Email and letter Warren Smith to Roberts, 04/08/20	Approval for the alternative scheme was approved by the Department on 20/01/21. The scheme for the project included water sensitive urban design measures in the design.	C
	(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				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<p>Site inspection 21/04/21</p> <p>Design Compliance Statement, Vision, 26/02/21 (includes Exterior lighting assessment against AS1158 and AS4282)</p> <p>Email Certifier to Roberts, 09/03/21</p> <p>Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p>	The Design Compliance Statement and lighting assessment confirms compliance with the relevant standards. The Certifier confirmed acceptance through issue of CC3a.	C
Environmental Management Plan Requirements				
B11	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p>	<p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)</p> <p>School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)</p> <p>Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)</p>	<p>The CEMP and sub-plans are a suite of documents that in combination address the following parts of this condition as relevant:</p> <p>CWMSP Section 8.3</p> <p>CTPMSP Section 2</p> <p>CNVMSP Section 5</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Emergency Response Plan– Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP) DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)		
	(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				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B12	<p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p>	<p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 07/08/20, Roberts Pizzarotti (the CEMP)</p> <p>Letter Certifier to RP, 14/08/20</p> <p>Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20</p> <p>DPIE post approval lodgment form, 22/08/20</p> <p>Environmental Management Plan Schools at Meadowbank Education and Employment Precinct (SMEEP), 18/11/20, Roberts Pizzarotti (the CEMP)</p> <p>DPIE post approval portal lodgment record 26/11/20 (submission of updated CEMP and sub-plans)</p> <p>Email Roberts to Certifier, 04/12/20</p>	<p>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.</p> <p>Certifier and Sighted hours of work noted in Appendix 04 (p38) of CEMP.</p>	C
	(ii) 24-hour contact details of site manager;	As above	Sighted contact details of site manager noted in Section 6.5 (p13) of CEMP.	
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	As above	Sighted dust and air quality controls noted in Appendix 04 (p41) of CEMP.	
	(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.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(viii) community consultation and complaints handling;	As above	Sighted 'All community complaints to be addressed in accordance with requirements of Condition B7.' Noted in Section 9.6 (p25) of CEMP.	
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP)	Sighted Appendix 11 of CEMP	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);	School at the Meadowbank Education and Employment Precinct Construction Noise and Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)	Sighted Appendix 08 of CEMP.	
	(d) Construction Waste Management Sub-Plan (see condition B15);	Construction Waste Management Plan Schools at Meadowbank Education and Employment Precinct, August 2020, Roberts Pizzarotti (CWMSP)	Sighted Appendix 09 of CEMP.	
	(e) Construction Soil and Water Management Sub-Plan (see condition B16);	Construction Soil and Water Management Plan Schools at Meadowbank Education and Employment Precinct 18/11/20, Roberts Pizzarotti (CSWMSP)	Sighted Appendix 13 of CEMP.	
	(f) Flood Emergency Response (see condition B17);	Emergency Response Plan– Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)	Sighted Appendix 10 of CEMP.	
	(g) an unexpected finds protocol for contamination and associated communications procedure;	CEMP	Sighted Appendix 14 of CEMP.	
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	CEMP	Sighted Appendix 12 of CEMP.	
	(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	CEMP	Sighted Appendix 15 (p75), Waste Classifications for Materials Removed/ Validated.	
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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) be prepared in consultation with Council and TfNSW;	As above Email Council to Roberts, 13/11/20 Email TfNSW to RP, 5/8/20	Sighted section 1.2. Stakeholders consulted. Council conformed on 13/11/20 that the issues previously raised had not been resolved.	C
	(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
	(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	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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).	
	(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 18/11/20, 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 <i>Managing Urban Stormwater: Soils & Construction</i> (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).	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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:	Emergency Response Plan– Flooding of Site–Main Works, 21/07/2020, Ward Civil (FERSP)	Sighted letter from the SES 27/07/2020 demonstrating consultation with the SES for this condition. Sighted CV (p8).	C
	(a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service;			
	(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);	As above	Sighted FMP20, demonstrates compliance with this condition.	
	(c) include details of:	As above	Sighted FMP1-15, demonstrates compliance with this condition.	
	(i) the flood emergency responses for both construction phase of the development;			
	(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:	Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix C	The Driver Code of Conduct is included in Appendix C of the CTPMSP. The relevant details of this condition are captured in the Code of Conduct. Pre commencement meetings are held with all subbies (including transport companies).	C
	(a) minimise the impacts of earthworks and construction on the local and regional road network;			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Project induction, current as at Feb 2021</p> <p>Interview with auditees 21/04/21</p> <p>RHSE management system / induction app</p> <p>Azzuri pre-commencement meeting minutes 15/09/20.</p> <p>Azzuri pre-commencement sharing of CTPMP 17/09/20</p> <p>Schindler pre-commencement document issue, 16/04/21</p>	Trucking companies are made aware of haulage routes and parking/marshaling restrictions prior to them coming on board.	
	(b) minimise conflicts with other road users;	As above	As above	
	(c) minimise road traffic noise; and	As above	As above	
	(d) ensure truck drivers use specified routes.	As above	As above	
Construction Worker Transportation Strategy				
B19	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	<p>Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix D</p> <p>SMEEP CMP site plan, Rev01.2</p> <p>DPIE post approval lodgment, 17/08/20</p>	<p>The Construction Worker Transportation Strategy is included in Appendix D of the CTPMSP. The 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>The Strategy was submitted to the Secretary on 17/08/20.</p>	C
Flood Management				
B20	<p>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:</p> <p>(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;</p> <p>(b) addressed the following flood management and mitigation specifications:</p> <p>(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</p>	<p>Flood design statement, Enstruct, 24/07/20</p> <p>Certifier acceptance, 28/07/20</p> <p>As above.</p> <p>Electrical Design Certificate, WSP, 27/07/20</p>	<p>The Enstruct Design Statement confirms compliance with the requirements of CoC B20 (a) and (b), excluding electrical works</p> <p>The Certifier verified this as compliant through issue of acceptance email dated 28/07/20.</p> <p>As above.</p> <p>The WSP Design Statement confirms compliance with the requirements of CoC B20(b)(i).</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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;	Certifier acceptance, 28/07/20	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.	
	(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.	Statement of Compliance, Fredon, 15/02/21 Email, Certifier to Roberts, 24/02/21 Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)	Installation of mechanical plant and equipment has been verified as compliant with this condition and noise assessments referred to within by the plant mechanical engineers. This was confirmed as compliant by the Certifier on 24/02/21 and through issue of CC3a.	C
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.	The evidence demonstrates that the required ecosystem credits were retired, but this was after the clearing had occurred. Refer to the first Independent Audit Report for details.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
		Bluevision email to Council, 16/06/20 Biodiversity Conservation Trust tax invoice, 28/07/20 Biodiversity Conservation Trust Certificate, 10/08/20														
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. <div><table><tr><th>Any PCT with the below TEG</th><th>Number of Credits</th><th>Containing hollow bearing trees</th><th>In the below IBRA subregions</th></tr><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></div>	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	As above	As above	C
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													
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: <div>(a) is constructed using solid non-combustible materials;</div>	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.													

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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) Email Council to Roberts, 13/11/20 Certifier email to RP, 10/08/20 Email TfNSW to RP, 5/8/20	These elements are included in the Section 3.5 and Appendix A of the CTPMSP.	C
	(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 Email Roberts to Council, 15/10/20	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. At the first Independent Audit there was 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. In response the Project provided this information to Council on 15/10/20.	C
	(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	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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 24/04/21	Footpath and public domain works have yet to commence. This forms part of CC4 and CC5.	NT
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.	Design Compliance Statement, Woods Bagot, 07/10/20 Email Certifier tom Roberts. 12/10/20 Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements))	The architect confirmed the design complies with the requirements of this condition. This was verified by the Certifier through issue of CC2.	C
Protection of Rail Assets				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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: (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;	Site inspection 08/10/20 Interview with auditees 08/10/20 Letter, Sydney Trains to Certifier, 13/08/20 Letter, Sydney Trains to Certifier, 13/08/20 Email Sydney Trains to Roberts, 14/10/20	No works have occurred within the vicinity of the rail corridor. The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works. The approval lists the documentation prepared by the Project to obtain that approval. Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.	C
	(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 Email Sydney Trains to Roberts, 14/10/20	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. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.	C
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 Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition) Email Sydney Trains to Roberts, 14/10/20	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. CC1 was issued after this approval. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate 2, Mckenzie Group, 20/124692-4, 22/10/20 (balance of structures, stairs, waterproofing, balustrades, non load bearing façade (block wall elements).</p> <p>Crown Certificate 3a, Mckenzie Group, 20/124692-5, 14/04/21 (services fit out for ground and level 1, carpark and playground)</p>	<p>Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p> <p>CC2 and CC3a were issued after this approval.</p>	
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.	<p>Letter, Sydney Trains to Certifier, 13/08/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works. The approval lists the documentation prepared by the Project to obtain that approval.</p> <p>Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p>	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.	<p>Letter, Sydney Trains to Certifier, 13/08/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works. The approval lists the documentation prepared by the Project to obtain that approval.</p> <p>Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p>	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.	<p>Electolysis Report, Power Earth, 08/07/20</p> <p>Certifier email to RP, 13/08/20</p> <p>Crown Certificate 1, Mckenzie Group, 20/124692-3, 17/08/20 (earthworks, structure, remediation, demolition)</p>	<p>An Electrolysis Risk Report was prepared by a qualified electrical engineer.</p> <p>The Certifier confirmed satisfaction and it is included in granting of CC1.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 Email Sydney Trains to Roberts, 14/10/20	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. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.	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 Email Sydney Trains to Roberts, 14/10/20	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. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.	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
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				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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: (a) the western side of Hermitage Road;	Notification to DPIE, 14/08/20 Letter SINSW to DPIE 24/02/21 Email Council to Colliers 14/04/21	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 was due 6 months from that date. Non-compliance: The public domain enhancement strategy and associated information required by CoC B44 and B45 was not prepared and submitted within 6 months of commencement of construction (which was 24/02/21). The consultation has yet to be finalized by Council due to complexities and cost around the works proposed for Hermitage Road (including underground and overhead services) scheduling of the Council meeting (scheduled for 29/04/21) to discuss the matter. The Strategy has yet to be finalized. SINSW reported a non-compliance notification with this requirement under CoC A26 and A27 on 24/02/21.	NC
	(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: (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	Notification to DPIE, 14/08/20 Letter SINSW to DPIE 24/02/21 Email Council to Colliers 14/04/21	Alternative proposals have yet to be communicated to the Department. Refer response to CoC B44.	NT
	(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 24/04/21	Construction of new traffic facilities are yet to be constructed and are part of public domain works under CC4.	NT
PART C DURING CONSTRUCTION				
Site Notice				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C1	A site notice(s):	Site inspection 24/04/21	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, small excavator RP Earthmoving plant and equipment checklist RP-FORM-142\ RP mobile plant checklist RP-FORM-149 RP-FRM-140-Plant and equipment register April 2021 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. The plant and equipment register identifies all plant service check dates. Plant identified as being on site is within the service period. 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: (a) between 7am and 6pm, Mondays to Fridays inclusive; and	Project induction, current as at Feb 2021 Interview with auditees 24/04/21 Complaints register current to 25 March 2021	The induction covers off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4. Non-compliance: Evidence indicates that Out of Hours Works (OOHW) occurred on several occasions without satisfying the requirements of CoC C4 and CoC C5. Complaint received on 10/03/21 regarding working beyond hours. The Project complaints register states that it occurred due safety reasons. The auditees could not identify any	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>works on site that triggered this complaint (contrary to the complaints register statement).</p> <p>On 05/03/21 works ran over time for a concrete pour due to supply issues. This was notified to Council on the same day (but not to potentially affected residents). No complaints were received.</p> <p>On 18/02/21 works ran over time for a concrete pour due to rain. This was notified to Council on the same day but not to potentially affected residents). A complaint was received on the same day. The Project complaints register states that it occurred due safety reasons.</p> <p>On 10/02/21 a complaint was received regarding works out of hours. The Project complaints register states that it occurred due safety reasons. The auditees could not identify any works on site that triggered this complaint (contrary to the complaints register statement).</p> <p>On 27/11/20 a complaint was received regarding out of hours works. The Project complaints register states that it occurred due safety reasons.</p> <p>On 24/11/20 a complaint was received regarding out of hours works. The Project complaints register does not provide a justification but states that the importance of working within approved construction hours reiterated to contractors.</p>	
	(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	
C4	<p>Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p>	<p>Project induction, current as at Feb 2021</p> <p>Interview with auditees 24/04/21</p> <p>Complaints register current to 25 March 2021</p> <p>Emails Roberts to Council 05/03/21, 18/02/21.</p>	The induction covers off relevant requirements for the works including hours of work. Refer response to CoC C3 and C4. None of the identified OOHW utilized this condition.	NT
	(b) between 1pm and 4pm, Saturdays.	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 Feb 2021 Interview with auditees 24/04/21 Complaints register current to 25 March 2021	Refer response to CoC C3 and C4. None of the identified OOHW utilized this condition.	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.	Emails Roberts to Council 05/03/21, 18/02/21	Non-compliance: Notification was provided to Council for 2 OOHW work events only, with 6 x events being identified for the audit period. No notifications were provided to potentially affected residents.	NC
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday;	Site inspection 24/04/21 Interview with auditees 24/04/21	There have not been any of these activities undertaken during the audit period.	NT
	(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 Project induction, current as at Feb 2021 RHSE management system / induction app Azzuri pre-commencement meeting minutes 15/09/20. Azzuri pre-commencement sharing of CTPMP 17/09/20 Schindler pre-commencement document issue, 16/04/21 Prestart 21/04/21, 08/04/21, 23/03/21, 04/02/21, 23/12/20	Inductions and training are being delivered covering environmental risks and requirements relevant to the works. RP Site Inspections occur on an approximate weekly basis (not every single week) 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. 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.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>TBT 07/04/21, 31/03/21, 22/03/21, 17/02/21</p> <p>Holiday Shutdown Checklist, 01/04/21.</p> <p>iAuditor RP Site Inspection record, 23/10/20, 27/10/20, 04/11/20, 18/12/20, 28/01/21, 20/03/21, 16/04/21.</p> <p>SMEEP vibration monitoring report, Ward, 17/11/20</p>	Vibration monitoring report indicates that monitoring was being conducted through earthworks, trenching and piling. Impacts were within the EPA guideline values.	
Construction Traffic				
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Site inspection 24/04/21</p> <p>Complaints register current to 25 March 2021</p>	<p>All construction vehicles appeared to be placed within the site. Parking for ~100 vehicles is available onsite.</p> <p>Observation: A number of complaints have been received during the audit period regarding the parking of personal vehicles in local streets. Investigations by the Project do not confirm that the cars are associated with the Project, however the Auditor observed a substantial amount of parking available on site for Project personnel. It should be noted that the TAFE Digital Trades Hub project is occurring concurrently as are the operations of the TAFE campus and numerous commercial premises.</p>	C
Hoarding Requirements				
C10	The following hoarding requirements must be complied with:	Site inspection 24/04/21	The hoarding sighted was free from advertising and graffiti.	C
	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	As above	As above	
	(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.			
No Obstruction of Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site inspection 24/04/21</p> <p>Complaints register current to 25 March 2021</p>	No obstructions were sighted. No complaints received regarding this requirement.	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	School at the Meadowbank Education and Employment Precinct Construction Noise and	The controls specified in the CNVMSP appear to be installed including hoarding, training, complaints management and monitoring, plant selection	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<p>Vibration Management Sub-Plan, 10/07/2020, Acoustic Logic (CNVMSP)</p> <p>Site inspection 24/04/21</p> <p>Vibration Monitoring Report SMEEP – Early Works, Ward, 20/01/21, 28/01/21,</p> <p>Ward attended noise monitoring results, fm12-25 through fm12-28</p> <p>Complaints register current to 25 March 2021</p> <p>Project induction, current as at Feb 2021</p>	<p>(electrical tower crane). Several complaints have been received.</p> <p>Refer finding in relation to CoC C14.</p>	
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.	<p>Complaints register current to 25 March 2021</p> <p>Project induction, current as at Feb 2021</p> <p>RHSE management system / induction app</p> <p>Azzuri pre-commencement meeting minutes 15/09/20.</p> <p>Azzuri pre-commencement sharing of CTPMP 17/09/20</p> <p>Schindler pre-commencement document issue, 16/04/21</p>	<p>The induction and pre commencement meetings cover off relevant requirements for the works including hours of work. The hours align with those in CoC C3 and C4.</p> <p>Refer to findings in relation to CoC C3 and C4 regarding OOHW for concrete pours. It is understood that the OOHW did not involve truck deliveries, rather related to concrete helicopters and pumps.</p>	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.	<p>RP Earthmoving plant and equipment checklist RP-FORM-142</p> <p>RP mobile plant checklist RP-FORM-149</p> <p>Site inspection 21/04/21</p>	<p>Observation: 3 x pieces of plant were observed to be using tonal beacons during the site inspection. In response the auditee stated that installing quackers on the identified plant is not practicable for the following reason: RCo OFSC accreditation requires that all plant is maintained and operated as per the OEM specifications, i.e. the item of plant can not be modified without the OEM approval. This would therefore mean that RCo or the subcontractor would be required to:</p> <p>1: Contact each OEM and attain approval for changing the tonal beeper to a quacker</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			2: Procure a mechanic to change over the tonal beeper to a quacker 3: Procure a large number of quackers – the RCo plant register currently has 165 items listed 4: Mechanically inspect each item of plant post change to ensure there has been no safety risk introduced by changing to a quacker.	
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.	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	SMEEP vibration monitoring report, Ward, 17/11/20	Vibration monitoring report indicates that monitoring was being conducted through earthworks, trenching and piling. Impacts were within the EPA guideline values, which are within the structural damage criteria.	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 24/04/21	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.	SMEEP vibration monitoring report, Ward, 17/11/20 Site inspection 24/04/21	Vibration monitoring report indicates that monitoring was being conducted through earthworks, trenching and piling. Impacts were within the EPA guideline values. No residential receivers are within 30m of works.	NT
Tree Protection				
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Site inspection 21/04/21 Interview with auditees 21/04/21	No street trees have been trimmed or removed.	NC
	(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</i>	Site inspection 24/04/21	The arborist confirms that they inspected the site following initial tree removal and confirms that the	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Schools Project Arboricultural Impact Assessment</i> dated 10 October 2019 and prepared by Earthscape Horticultural Services; and	Earthscape Arborist Report 17/06/20 Email RP to Earthscape, 07/10/20 Meadowbank Education and Employment Precinct Schools Project Arboricultural Impact Assessment Earthscape , 10/10/19 Photo 28/04/21	trees to be retained are retained. It is understood that the Tree Protection Zones have not been altered since initial establishment. Tree Protection Zones were observed in place and are compliant with AS4970 in all but one case. Non-compliance: Tree 269 Tree Protection Zone (TPZ) is not set up as described in the Arboricultural Impact Assessment. The fencing does not meet the specified radius and a substantial amount of material is placed within the TPZ.	
	(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 24/04/21 Earthscape Arborist Report 17/06/20 Email RP to Earthscape, 07/10/20	No excavation or surface disturbance works have occurred within Tree Protection Zones since the previous audit.	
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 21/04/21 Interview with auditees 21/04/21 Complaints register current to 25 March 2021.	Hoses were being used on the day of the inspection. Streetsweeper was observed in use. Boundary hoarding is in place. Fill for future reuse is covered. No complaints have been received regarding dust emissions.	C
C21	During construction, the Applicant must ensure that:	Site inspection 21/04/21	Hoses were being used on the day of the inspection.	C
	(a) exposed surfaces and stockpiles are suppressed by regular watering;	Interview with auditees 21/04/21	Streetsweeper was observed in use.	
			Fill for future reuse is covered.	
	(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.	
		Schools at Meadowbank Education and Employment Precinct Main Works Construction Traffic and Pedestrian Management Plan, 14/08/20, GTA Consultants (CTPMSP), Appendix C	The need to cover loads is also in the Driver Code of Conduct and is provided to drivers as part of the pre commencement package.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) trucks associated with the development do not track dirt onto the public road network;	Site inspection 21/04/21 Interview with auditees 21/04/21	A rumble grid was observed in place. Traffic controllers have a hose to washdown wheels. No material tracking observed.	
	(d) public roads used by these trucks are kept clean; and	Site inspection 21/04/21 Interview with auditees 21/04/21	A rumble grid was observed in place. Traffic controllers have a hose to washdown wheels. No material tracking observed.	
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection 21/04/21 Interview with auditees 21/04/21	The vast majority of the site is now sealed and stabilized.	
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’.	RP-ECP-Rev-03 Environmental Control Plan, Rev 3 Site inspection 21/04/21 Interview with auditees 21/04/21	Observation: Roberts have prepared an erosion and sediment control plan, and whilst clean water diversion are in place, the vast majority of the site is sealed, the only stockpile observed is covered and pits are largely protected, the erosion and sediment control plan has not been verified by a suitably qualified person. A stormwater pit in land recently provided to the Project by TAFE at the back of the site (laydown / container storage area) was not protected at the time of the inspection, this was resolved afterwards.	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;	Interim Site Validation Report No 2, Alliance Geotechnical, 23/03/21	The Interim Site Validation report identifies all material loads imported to the site. Refer Section 8.2 of the report. The report identifies the types and volumes of material imported. It confirms that only VENM, ENM, or other material approved by the EPA through a general exemption order was imported. Records supporting the findings are included. This will be verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.	C
	(b) keep accurate records of the volume and type of fill to be used; and	Interim Site Validation Report No 2, Alliance Geotechnical, 23/03/21	The Interim Site Validation report identifies all material loads imported to the site. Refer Section 8.2 of the report. The report identifies the types and volumes of material imported. It confirms that only VENM, ENM, or other material approved by the EPA through a general exemption order was imported. Records supporting the findings are included. This will be verified by the Contaminated	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Sites Auditor through issue of the Site Audit Statement.	
	(c) make these records available to the Certifier upon request.	Interview with auditees 21/04/21	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.	<p>Ward Erosion and Sediment Control Plan (PESCP-002) and stockpile plan</p> <p>RP-ECP-Rev-03 Environmental Control Plan, Rev 3</p> <p>Site inspection 21/04/21</p> <p>Interview with auditees 21/04/21</p>	<p>The Ward ERSED Plan had 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.</p> <p>No water has been pumped off site as date. No connections to Council stormwater have been made as yet.</p> <p>Observation: The Roberts current erosion and sediment control plan identifies measures to manage stormwater during construction but this has not been submitted to the Certifier.</p>	C
Stormwater Management System				
C25	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p>	<p>Notification to DPIE, 14/08/20</p> <p>RP email to Certifier, 16/07/20</p> <p>Enstruct Design Statement, 03/07/20</p> <p>Enstruct Design Statement, 14/07/20</p> <p>Council email to RP, 22/07/20</p> <p>Certifier email to RP, 23/07/20</p>	<p>Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20.</p> <p>Enstruct confirmed compliance of design with regards to site stormwater infrastructure and associated assets.</p> <p>Council confirmed satisfaction on 22/07/20</p> <p>The Certifier verified this as satisfied on 23/07/20</p>	C
	(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;	<p>Design Statement, Enstruct, 20/07/20</p> <p>Council email to RP, 22/07/20</p> <p>Email Certifier to RP, 22/07/20</p>	<p>Civil Design Statement prepared by the civil / structural engineer Enstruct confirms compliance with the relevant Council DCP.</p> <p>Council confirmed satisfaction.</p> <p>The Certifier confirmed satisfaction.</p>	
	(d) be in accordance with applicable Australian Standards; and	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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				
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 21/04/21	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 21/04/21	Unexpected finds protocol is included in the CEMP and Induction. No unexpected finds to date	NT
C29	Construction works shall be carried out in accordance with the recommendations of the <i>Meadowbank Education and Employment Precinct Schools Precinct Aboriginal Cultural Heritage Assessment Report</i> dated 11 October 2019 and prepared by Urbis Pty Ltd.	Meadowbank Education and Employment Precinct Schools Precinct Aboriginal Cultural Heritage Assessment Report, Urbis, 11/10/19 Project induction, current as at Feb 2021 Email Urbis to RP, 14/10/20 Email chain, Colliers and Aboriginal Learning and Well-Being, 14-15/10/20 Photo series of smoking ceremony 01/12/20	The relevant recommendations from the ACHAR are induction, unexpected finds, consideration of drone imaging and ongoing consultation. 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 involved a smoking ceremony with the local Registered Aboriginal Party on 01/12/20. RP have engaged with Training Services NSW to assist with engagement and training of indigenous people on the Project.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			As the site is now essentially sealed therefore there is no need for consultation on potential impacts arising on the project.	
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 21/04/21	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 21/04/21	Waste was observed to be segregated and secure on site. No waste was observed beyond the site boundary. Observation: Housekeeping was required on the south western portion of the site, near the subcontractor's carpark and laydown / container storage area. Photos were provided showing that the car park had been cleaned. No evidence was provided to show that the laydown / container storage area had also been cleaned up.	C
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interim Site Validation Report No 2, Alliance Geotechnical, 23/03/21 Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) BINGO Waste Report current to Feb 21 Site inspection 21/04/21	The Interim Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification reports. Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report. This will be verified by the Contaminated Sites Auditor through issue of the Site Audit Statement. All other building and demolition waste is pre classified under the Waste Classification Guidelines. This includes timber, concrete, steel, green waste, plastics etc.	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 21/04/21 BINGO Waste Report current to Feb 21	Pumperdumper concrete washout trays are in use. Once cured the material is tipped into the BINGO skips for recycling off site.	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 current to Feb 21	The Interim Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interim Site Validation Report No 2, Alliance Geotechnical, 23/03/21	<p>associated waste classification reports. Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report. This will be verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p> <p>The BINGO waste report tracks skip bin waste which is all pre-classified. The disposal destinations are identified within the CWMSP (Auburn and Eastern Creek).</p>	
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>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>Interim Site Validation Report No 2, Alliance Geotechnical, 23/03/21</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> <p>The Interim Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification reports. Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report. This will be verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p>	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.	<p>Site inspection 21/04/21</p> <p>Interview with auditees 21/04/21</p> <p>Complaints register current to 25 March 2021.</p>	<p>No line of sight to residential receivers. No lighting facing the street.</p> <p>No lighting left on overnight, other than that required for the cranes.</p> <p>All lighting directed internal to the site.</p> <p>No complaints regarding light spill to date.</p>	C
Independent Environmental Audit				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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
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 SMEEP Independent Audit Report, WolfPeak, 05/01/21	Notification was provided on 14/08/20 advising of intended start date of 17/08/20. Commencement of construction occurred on 24/08/20. The first Audit Report was finalized prior to 16/11/20. An update occurred in January 21 in response to Department comments.	C
	(b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	This audit	This audit occurred within 6 months of the first audit.	
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 21/04/21	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 SMEEP Independent Audit Report, WolfPeak, 05/01/21 Independent Audit Post Approval Requirements, Department, May 2020	This Audit was conducted in accordance with the 2020 IAPAR. Non-compliance: the IAPAR requires Independent Audits be completed at intervals, no greater than 26 weeks from the date of the initial Independent Audit. The initial Independent Audit site inspection occurred on 08/10/20 with the Audit Report finalized on 29/10/20. This Independent Audit has been completed more than 26 weeks from the date of the initial Independent Audit.	NC
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;	Letter SINSW to DPIE, 20/11/20	SINSW completed a review on the first Independent Audit Report and provided a response to the findings.	C
	(b) submit the response to the Planning Secretary; and	DPIE post approval portal lodgment, 25/11/20	The Audit and the response to the findings was submitted to the Department.	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/meadowbank-education-precinct/dec-2020/A22_20201120_-_SMEEP_-_Independent_Auditor_Report.pdf	The Independent Audit Report and the response to the findings was uploaded within 60 days of submission to the Department.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	DPIE post approval portal lodgment, 25/11/20	The Audit and the response to the findings was submitted to the Department.	C
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection 21/04/21	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 21/04/21 Interview with auditees 21/04/21	No fencing has been installed by the Project. Pre-existing fencing was installed by TAFE.	NT
C45	No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.	Site inspection 21/04/21 Interview with auditees 21/04/21	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 21/04/21 Interview with auditees 21/04/21	No works have occurred within the rail corridor	NT
C47	The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".	Project Risk Assessment, Sydney Trains Letter, Sydney Trains to Certifier, 13/08/20 Email Sydney Trains to Roberts, 14/10/20	The Risk Assessment includes and assessment against the requirement of the Guidelines. This was issued to Sydney Trains with the information submitted under B32. Sydney Trains confirmed satisfaction. Refer to CoC B32.	C
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 21/04/21 Interview with auditees 21/04/21	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 21/04/21 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.	Letter, Sydney Trains to Certifier, 13/08/20	No works have occurred within the vicinity of the rail corridor.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email Sydney Trains to Roberts, 14/10/20	<p>The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works. The approval lists the documentation prepared by the Project to obtain that approval.</p> <p>Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2.</p> <p>Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p> <p>There have been no requirements imposed by Sydney Trains.</p>	
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.	<p>Site inspection 21/04/21</p> <p>Interview with auditees 21/04/21</p>	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:	Site inspection 21/04/21 Interview with auditees 21/04/21	The Project is more than 6 metres from live electrical equipment	NT
	(a) ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure;	As above	As above	
	(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	<p>The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:</p> <p>(a) oversees the carrying out of the Applicant’s obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;</p>	<p>Letter, Sydney Trains to Certifier, 13/08/20</p> <p>Letter RP to Sydney Trains 16/07/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>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.</p> <p>RP provided information in relation to this plus contacts for the Project.</p> <p>The letter from Sydney Trains confirms their satisfaction that the Project has complied with CoC B32, B33, B34, B35, B36, B38, B39 for the purposes of CC1 works.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Sydney Trains provided subsequent confirmation that CoC B32 has been complied for CC2.</p> <p>The approval lists the documentation prepared by the Project to obtain that approval. Sydney Trains provided written advice by way of an email that states that if the previously reviewed and approved documentation remains unchanged, then Sydney Trains considers the Project to remain in compliance for stages beyond CC1.</p>	
	(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.	<p>Email RP to TfNSW and Sydney Trains 17/07/20</p> <p>Letter, Sydney Trains to Certifier, 13/08/20</p> <p>Letter RP to Sydney Trains 16/07/20</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>Refer response to CoC B32, B33, B34, B35, B36, B38, B39, C49 and C50.</p> <p>Evidence demonstrates consultation is ongoing and documentation is being provided as required.</p>	C
C55	Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is north interface and they can be contacted via email on North_Interface@transport.nsw.gov.au.	<p>Email chain RP and Sydney Trains (North_interface)</p> <p>Email Sydney Trains to Roberts, 14/10/20</p>	<p>Evidence shows that correspondence has been provided to North_interface@transport.nsw.gov.au. On 13/08/20 the Sydney Trains Senior Program Manager requested that correspondence not be sent to the mailbox. Correspondence on 14/10/20 shows ongoing consultation to the Sydney Trains Senior Program Manager.</p>	C
Engineering Works				
C56	All engineering works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.	<p>Enstruct Design Statement, 03/07/20</p> <p>Certifier email to RP, 16/07/20</p>	<p>The Enstruct Design Statement confirms compliance with Councils DCP, Part 8.5.</p> <p>The Certifier verified compliance on 16/07/20</p>	C
C57	<p>The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following:</p> <p>(a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);</p>	<p>RP email to Certifier, 16/07/20</p> <p>Enstruct Design Statement, 03/07/20</p> <p>Enstruct Design Statement, 14/07/20</p> <p>Council email to RP, 22/07/20</p>	<p>Enstruct confirmed compliance of design with regards to site stormwater infrastructure and associated assets.</p> <p>Council confirmed satisfaction on 22/07/20</p> <p>The Certifier verified this as satisfied on 23/07/20.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Certifier email to RP, 23/07/20		
	(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 21/04/21 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 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.			

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 from the relevant road authority must be obtained prior to the commencement of road, pavement or pedestrian crossing construction works;			
	(c) all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;			

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

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

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

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

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

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

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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			
E2	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.			
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			

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

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 9.6.7	<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 should not 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, fm12-25 through fm12-28	The noise monitoring reports indicate that attended noise monitoring has occurred during the commencement of key construction works in accordance with this commitment.	C
Section 9.6.5	<p>All site managers should be aware of noise and vibration limits, applicable control measures and methods. They should ensure that all agreed noise and vibration measures are carried out by employees and sub-contractors.</p> <p>A copy of the Noise Management Plan is to be available to contractors, and site inductions should detail the site contact in the event of noise complaints</p>	<p>Project induction, current as at Feb 2021</p> <p>Azzuri pre-commencement meeting minutes 15/09/20.</p> <p>Azzuri pre-commencement sharing of CTPMP 17/09/20</p> <p>Schindler pre-commencement document issue, 16/04/21</p>	<p>The induction and pre-commencement meetings cover off relevant requirements for the works being undertaken including the existence of the SSD, hours, traffic, noise, heritage, contamination, soil and water.</p> <p>Copies of the documents are provided to sub-contractors.</p>	C
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 21/04/21	<p>Waste was observed to be segregated and secure on site. No waste was observed beyond the site boundary.</p> <p>Observation: Housekeeping was required on the south western portion of the site, near the sub-contractor's carpark and laydown / container storage area. Photos were provided showing that the car park had been cleaned. No evidence was provided to show that the laydown / container storage area had also been cleaned up.</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 21/04/21	There is one dangerous Goods cabinet on site for the storage of small volumes of oils and fuels etc.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
			The cabinet is self-bunded. No liquids were observed elsewhere on site.	
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>BINGO Waste Report current to Feb 21</p> <p>Interim Site Validation Report No 2, Alliance Geotechnical, 23/03/21</p> <p>EPA Waste Locate / Consignment Authorizations 3BTN-W6ER-NSU6, 9B3X-DRVW-UUUC, BJWA-KXW4-UAT2, CM7S-2YBJ-ELAA, DB47-D4FZ-ZVWC</p>	<p>The Interim Site Validation report identifies all excavated material loads exported from the site. Refer Section 8.1 of the report. The report identifies the types and volumes of material exported (and associated waste classification reports). Records supporting the findings, including tip dockets to demonstrate proper disposal are included in the report. This will be verified by the Contaminated Sites Auditor through issue of the Site Audit Statement.</p> <p>The BINGO waste report tracks skip bin waste which is all pre-classified. The disposal destinations are identified within the CWMS (Auburn and Eastern Creek).</p>	C

Construction Traffic and Pedestrian Management Plan

Appendix B		Site inspection 21/04/21	The traffic arrangements on the day of the inspection were consistent with the set up shown in the CTPMSP.	C
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Flood Emergency Response Plan				
FMP2	Remove construction equipment from flood risk or overland flow areas if rainfall in excess of the action level (10mm in any 24hr period) is approaching and at the completion of each day's work activity. The extent of the flood risk and overland flow areas would be defined during the detailed construction planning phase.	Roberts prestarts 15/03/21, 22/03/21, 23/03/21.	These prestarts identify the significant rain event, note that all items discussed during the prestarts are not listed verbatim and ensuring the project was prepared for the rain event as best as possible was discussed and undertaken, including as listed not taking any site deliveries/vehicles etc.	C
FMP8	Prepare site specific erosion and sediment control plans prior to the commencement of each stage of construction. Include landforms and flow paths, existing drainage infrastructure, controls, stockpile locations and management of spoil in accordance with Managing Urban Stormwater: Soils and Construction Volume 1.	RP-ECP-Rev-03 Environmental Control Plan, Rev 3 Site inspection 21/04/21 Interview with auditees 21/04/21	The erosion and sediment control plan is being progressively updated to reflect active works. Refer to finding in relation to CoC C22.	C
FMP16	Site construction manager/superintendent to alert personnel to prepare the site for significant rainfall events based on monitoring. Severe weather warnings will be obtained from: Australian Bureau of Meteorology's Commercial Weather Services to provide advanced notice of large rainfall events, which will alert the construction team onsite. COP FloodSmart system notification warnings of impending flooding of the CBD and upstream catchment areas to the west of the CBD. Ryde SES. For flood specific warning times, refer to SES website and Bureau of Meteorology, as each flood event is different. In extreme rainfall a flood emergency protocol will be required	Roberts prestarts 15/03/21, 22/03/21, 23/03/21.	These prestarts indicate the tracking and notification of severe weather warnings.	C
Construction Environmental Management Plan				
Section 7.5	The supply of goods and/or services by suppliers and subcontractors will be controlled by the Project and Contracts Managers as follows: <ul style="list-style-type: none"> Environmental issues should be taken into account when selecting subcontractors and suppliers Suppliers of chemicals and hazardous substances will be required to submit safety data sheets with delivery or prior to chemicals arriving on site. Prior approval to bring hazardous substances to site may need to be obtained from the client / superintendent Subcontractors will be required to submit an environmental control plan covering work which is likely to have a significant impact on the environment. Alternatively, they will be required to work under this EMP The environmental performance of subcontractors will be monitored during site inspections. 	Roberts pre-award Subcontractor HSEQ Evaluation (RP-FRM-124). Online ChemAlert, system Holiday Shutdown Checklist, 01/04/21. iAuditor RP Site Inspection record, 23/10/20, 27/10/20, 04/11/20, 18/12/20, 28/01/21, 20/03/21, 16/04/21.	The Subcontractor HSEQ Evaluation provides a process to assess subcontractor environmental systems, standards and performance. A rating system allows for the subcontractors' performance to be measured and factored into decisions around engagement Subcontractors upload chemicals to ChemAlert prior to arrival which then files SDSs. The system is live and available to Roberts at any time to verify the presence and currency of SDS for materials on site.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
			Workers are operating under the CEMP and inspections are being carried out regularly.	
Section 7.7	<p>In particular the following requirements apply:</p> <ul style="list-style-type: none"> Plant will be inspected prior to operation on site, particularly fuel lines, hydraulic hoses or other items with the potential to impact the environment are to be inspected. Items found to be worn, damaged or otherwise degraded are to be replaced prior to operation; Plant will be serviced, re-fuelled and washed-down only in approved areas where hydrocarbons can be captured and then properly disposed; Fuelling will be carried out in bunded areas when fuelling from bulk tanks (where applicable); Plant and equipment will be maintained to prevent / fix oil leaks; Plant will be driven and operated only in approved areas; Plant will have effective pollution control and sound attenuation devices fitted. 	<p>Plant Hazard Risk Assessment, small excavator</p> <p>RP Earthmoving plant and equipment checklist RP-FORM-142\</p> <p>RP mobile plant checklist RP-FORM-149</p> <p>RP-FRM-140-Plant and equipment register April 2021</p> <p>RPHSE system, induction module</p>	<p>The Plant Risk Assessments set out risks and controls for the operation of the plant to ensure they are operated / can be operated safely.</p> <p>The checklist includes parts to verify plant selection assessment, compliance documentation (including ops manual, risk assessment and service history), minimum plant peruse acceptance.</p> <p>The plant and equipment register identifies all plant service check dates. Plant identified as being on site is within the service period.</p> <p>RPHSE system, induction module includes verification of operator competency, tickets and signing of SWMS.</p>	C
Section 8	<ul style="list-style-type: none"> Nominated project staff will perform weekly environmental inspections and monitoring during the site establishment, construction and site demobilisation phases Inspections and monitoring will be carried out in using RP-HSE-101-HSE Inspection form or i-Auditor Project Procedures will be prepared as necessary to specify how monitoring is to be undertaken, including responsibility and frequency Monitoring results and any corrective actions identified will be recorded in RPs designated electronic database National Greenhouse and Energy Reporting related information will be collected and uploaded into RPs designated electronic database Inspection checklists and any corrective actions identified will be recorded in RPs designated electronic database 	<p>iAuditor RP Site Inspection record, 23/10/20, 27/10/20, 04/11/20, 18/12/20, 28/01/21, 20/03/21, 16/04/21.</p> <p>Subcontractor NGER Reporting Form, BKH Group.</p> <p>NGERS Calculator 2019-20 final</p>	<p>RP Site Inspections occur on an approximate weekly basis (not every single week) 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.</p> <p>NGERS data appears to be being captured and reported.</p>	C
Section 10	<p>All employees (including subcontractors) will receive induction / training in the following:</p> <ul style="list-style-type: none"> Environmental Policy Site environmental objectives and targets Understanding individual authorities and responsibilities Environmental Risks and Controls Emergency procedure and response (e.g. Spill clean-up) Basic understanding of their legal obligations <p>Personnel performing tasks which can cause significant environmental impacts will be deemed competent on the basis of appropriate education, training and/or experience.</p>	<p>Project induction, current as at Feb 2021</p> <p>Interview with auditees 21/04/21</p> <p>RHSE management system / induction app</p> <p>Azzuri pre-commencement meeting minutes 15/09/20.</p> <p>Azzuri pre-commencement sharing of CTPMP 17/09/20</p>	<p>The induction covers off relevant requirements for the works being undertaken including the existence of the SSD, hours, traffic, noise, heritage, contamination, soil and water.</p> <p>1280 people have been inducted to date.</p> <p>Pre commencement meetings are held with all subbies (including transport companies) to run through the CEMP and the like.</p> <p>Trucking companies are made aware of haulage routes and parking/marshaling restrictions prior to them coming on board.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
	<p>All RP operational staff on this project will be consulted on the requirements and implementation of this EMP.</p> <p>Initial training in the project EMP shall be undertaken within 1 month of the project commencement date.</p> <p>EMP training for new staff members shall be completed within 1 month of their commencement on the project.</p>	Schindler pre-commencement document issue, 16/04/21		

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.

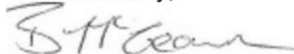
The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (May 2020). Failure to meet these requirements will require revision and resubmission.

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: Derek Low
Sent: Thursday, 22 April 2021 7:42 AM
To: 'Alex McGuirk'
Subject: RE: Independent audits - Meadowbank Schools (SSD-9343) and TAFE (SSD-10349)
Attachments: Meadowbank TAFE - Final Audit Report; Independent Audit of Meadowbank Education and Employment Precinct Schools Project (SSD 9343)

Hi Alex. No worries!

Re SMEEP (SSD 9343). Please refer consultation attached for the second Independent Audit. In accordance with Section 3.2 of the 2020 IAPAR, I requested 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.

I did not receive a response. Therefore, Council has not been consulted.

Re TAFE (SSD 10349). Please refer attached. Details on consultation are presented in Section 2.2.1 and Appendix D of the Report. The second audit has yet to be scheduled.

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

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

www.wolfpeak.com.au



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From: Alex McGuirk <Alex.McGuirk@dpie.nsw.gov.au>
Sent: Wednesday, 21 April 2021 7:12 PM
To: Derek Low <dlow@wolfpeak.com.au>
Subject: RE: Independent audits - Meadowbank Schools (SSD-9343) and TAFE (SSD-10349)

Hi Derek,

Thanks for calling so promptly this afternoon. Could you please email me a copy of:

- Schools SSD-9343 – consultation email to Department regarding current audit
- TAFE SSD-10349 – submission email to proponent regarding initial construction audit report

Was Council consulted in relation to the current Schools audit? TAFE initial audit?

Thanks,

Alex

From: Alex McGuirk

Sent: Wednesday, 21 April 2021 3:23 PM

To: dlow@wolfpeak.com.au

Subject: Independent audits - Meadowbank Schools (SSD-9343) and TAFE (SSD-10349)

Hi Derek,

I understand that you are one of the approved independent auditors for the Meadowbank Schools (SSD-9343) and TAFE (SSD-10349) projects.

In relation to the independent audit conditions of each consent (conditions C37-40 for SSD-9343, conditions C42-43 for SSD-10349), could you please advise, for each of these projects, when audit(s) were undertaken and when the next audit is due?

Happy to discuss,

Alex McGuirk

Senior Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment

T 02 8289 6865 | **M** 0427 749 597 | **E** alex.mcguirk@dpie.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

Derek Low

From: Derek Low
Sent: Tuesday, 13 April 2021 2:47 PM
To: 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 second independent audit on the Project. The audit is required to be conducted in accordance with SSD 9343 Sch2 Condition C40 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

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

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

The on-site component of the audit is scheduled to occur on 21 April 2021 and pertains to post-approval requirements and compliance.

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

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

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

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

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

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

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

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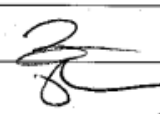

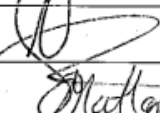
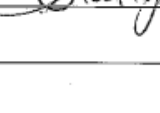
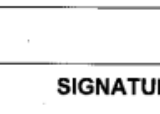
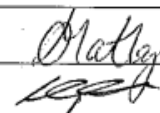
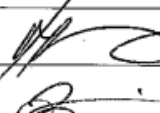
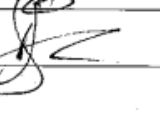



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APPENDIX E – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	Schools at Meadowbank Education and Employment Precinct (SMEEP) SSD9343		
DATE	21 April 2021		
LOCATION	2 Rhodes Street, Meadowbank NSW 2114		
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
LORNE BATTISON	HSE	RCO	
Holly Erickson	HSE	RCO	
SAM HAMILTON	SPE	RCO	
Nick de Gorter	SPM	Colliers	
DEBBIE LAW	ANALYST	WP	
Onneile Matlagang	SENIOR PROJECT ENGINEER	ROBERTS CO	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
Onneile Matlagang	Senior Proj Eng	ROBERTS CO	
Nick de Gorter	SPM	Colliers	
Michael Kavanagh	Senior Project Director	SHSW	
LORNE BATTISON	HSE	RCO	
DEBBIE LAW	ANALYST	WP	

APPENDIX F – SITE INSPECTION PHOTOGRAPHS



Photo 1: Dangerous goods storage



Photo 2: Housekeeping required at the laydown / container storage area



Photo 3: Housekeeping required at the laydown / container storage area



Photo 4: Covered fill for future reuse on site.



Photo 5: Tree protection in place.



Photo 6: Tree protection for Tree 126 not installed as per the 2019 Arboricultural Impact Assessment.



Photo 7: No obstructions or material tracking observed.



Photo 8: Concrete delivery. No issues observed.



Photo 9: Fit out underway.

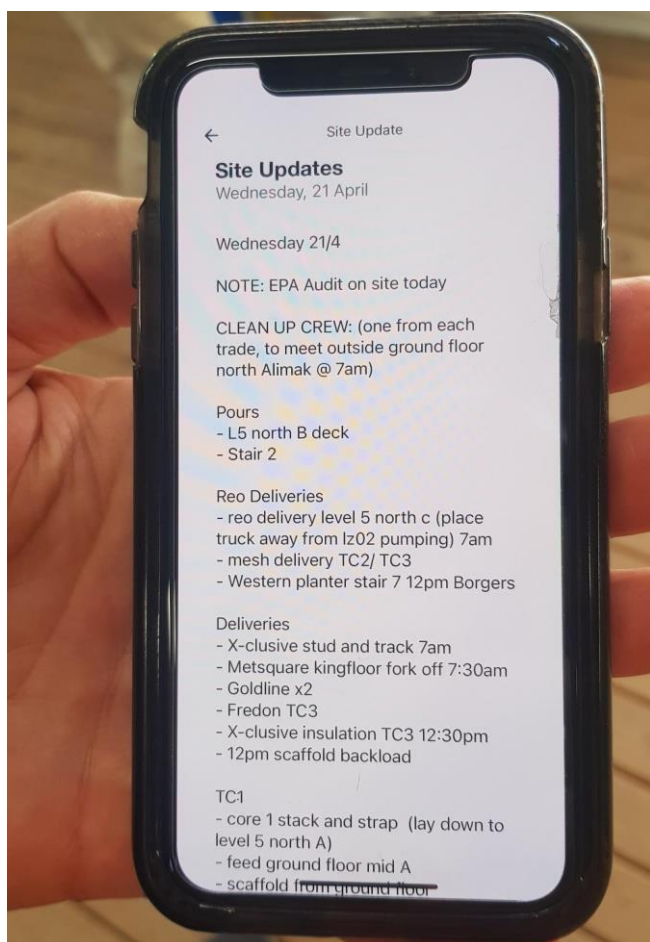


Photo 10: Mobile pre-start

APPENDIX G – DECLARATIONS

Independent Audit Report 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
Title of audit	Independent Audit
Date	29/04/2021

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

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

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) 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
Company address	Suite 2, Level 10, 82 Elizabeth Street Sydney NSW 2000

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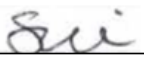
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

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

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- 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
Company address	Suite 2, Level 10, 82 Elizabeth Street Sydney NSW 2000