



NGH

Independent Audit

New Jerrabomberra High School

December 2022

Project Number: 22-237



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Executive summary

The new Jerrabomberra High School will have 25 flexible learning spaces including 3 support learning spaces in modern facilities to accommodate approximately 500 students. The project was approved as State Significant Development (SSD-24461956) and conditions of consent were issued by the Minister for Planning on the 13 July 2022. The approved project includes Construction and operation of a new high school, comprising:

- site preparation including bulk earthworks
- construction of school buildings up to three storeys in height
- including administration/staff areas, library and hall
- covered outdoor learning area, general learning spaces and amenities
- car parking and bicycle parking
- associated works including site landscaping, walkways, central plaza, outdoor games courts, fencing and signage
- drainage works and school signage
- associated infrastructure upgrades including bus bays, drop-off/pick-up facility, on-street car parking and pedestrian infrastructure.

Hindmarsh have been contracted to construct the project on behalf of Schools Infrastructure (SI).

An audit was undertaken test compliance with the conditions of approval. The works were in the early stages of construction. Construction commenced on the 22 August 2022. This is the first independent audit of the project.

The audit period for this first audit is from 22 August 2022 (Construction Commencement) to the issuing of this audit report on the 21 December 2022.

The document review found that Environmental Management Plans and sub plans are relevant to the site and are being implemented. The site visit and site interviews found that the site was well managed and staff understood their obligations in relation to conditions of approval.

In summary the audit found three non-compliances out of a total of 156 Conditions of Approval.

1. Introduction

1.1 Background

The new Jerrabomberra High School will have 25 flexible learning spaces including 3 support learning spaces in modern facilities to accommodate approximately 500 students. The project was approved as State Significant Development (SSD-24461956) and conditions of consent were issued by the Minister for Planning on the 13 July 2022. The approved project includes Construction and operation of a new high school, comprising:

- site preparation including bulk earthworks
- construction of school buildings up to three storeys in height
- including administration/staff areas, library and hall
- covered outdoor learning area, general learning spaces and amenities
- car parking and bicycle parking
- associated works including site landscaping, walkways, central plaza, outdoor games courts, fencing and signage
- drainage works and school signage
- associated infrastructure upgrades including bus bays, drop-off/pick-up facility, on-street car parking and pedestrian infrastructure.

Hindmarsh have been contracted to construct the project on behalf of Schools Infrastructure (SI).

1.2 Audit Team

The audit was undertaken by Natascha Arens, Exemplar Global certified Lead Environmental auditor. Natascha has around 30 year's experience as an environmental professional and 20 years of auditing experience.

Natascha's CV is provided at Appendix B.

1.3 Objectives

The objective of this Independent Audit is to assess compliance with the conditions of consent.

1.3.1 Audit Scope and Period

The scope of the audit will include:

- an assessment of compliance of all the conditions of consent relevant to the works at the time of the audit (as detailed in Appendix A).
- An assessment of the adequacy and implementation of the site environmental management plans including:
 - B3- Construction Environmental Management Plan (CEMP)
 - B9 - Community Communication Strategy
 - B14 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
 - B15 - Construction Noise and Vibration Management Plan (CNVMSP)
 - B16- Construction Waste Management Sub-Plan (CWMSPP)

- B17 - Construction Soil and Water Management Sub-Plan (CSWMSP)
- B18 - Construction Flood Emergency Management Sub-Plan
- An assessment of performance of the project in relation to implementation of environmental plans.

The audit period for this first audit is from 22 August 2022 (Construction Commencement) to the issuing of this audit report on the 21 December 2022.

2. Audit Methodology

2.1 Selection of the Audit Team

Schools Infrastructure nominated Natascha Arens as the Independent Auditor for this project and provided her CV and independence declaration to the Department Planning and Environment (the Department) on 19 August 2022. Natascha was approved by the DPE as the Independent auditor on the 29 August 2022.

2.2 Independent Audit scope development

The audit scope was developed by reviewing the SSD-24461956 Conditions and the Independent Audit Post Approval Requirements (2020).

The audit comprised of offsite document review; site inspection and onsite document review; and offsite audit analysis and reporting.

An audit plan was provided to the auditee prior to the site audit detailing the timing of the audit and requirements regarding accessing the site and documentation.

2.3 Compliance evaluation

The audit consisted of offsite document review, onsite document review, site inspection and interviews. Offsite document review was undertaken prior to the site component of the audit with further request for information following the site inspection. The site component of the audit included:

- Opening meeting to introduce all parties and discuss the scope and objectives of the audit
- Document and records review to check compliance with conditions
- Interviews with staff including construction site personnel
- Site inspection
- Closing meeting to summarise the findings of the site audit and to discuss additional audit evidence required.

The document review included a review of the Conditions of Approval relevant to the stage of works of the Project and all management plans and sub plans. The audit table was developed and refined and submitted with the audit program (Appendix A).

An Opening Meeting was held on 24 November 2022 at 10am.

Present at the opening meeting were:

- Nick Valois (Hindmarsh Senior Site Manager)
- James Last (Hindmarsh Senior Project Manager)
- Emily Morrow (Hindmarsh Design Manager)

Document review occurred throughout the day and offsite over the course of the next 21 working days.

2.4 Site interviews

Interviews with staff were undertaken throughout the course of the site audit and the following 10 business days to gather evidence during offsite document review including:

- Nick Valois (Hindmarsh Senior Site Manager)
- James Last (Hindmarsh Senior Project Manager)
- Emily Morrow (Hindmarsh Design Manager)
- Craig Caldwell (Hindmarsh HSE Manager)
- Alper Alp (TSA Management Project Manager)

2.5 Site inspection

A site inspection was undertaken at 12.30 on the 24 November 2022. The inspection viewed the entire site including, exit and entry points, emergency assembly areas and nurse call stations, site sheds and storage areas, active areas of the construction site, notice boards and spill response kits.

Photos of the inspection are provided in Appendix E and presented in the audit findings below.

2.6 Consultation

Consultation was undertaken with all levels of the project team including those listed above in Section 2.4.

An email was sent to NSW DPE and QPRC regarding the audit scope. A copy of the correspondence is provided in Appendix C. No response had been received at the time of writing this report.

2.7 Compliance status descriptors

It should be noted that the Conditions of Consent for the Project do not reference the Independent Audit Post Approval requirements (DPIE 2020). However, the compliance status descriptors from DPIE (2020) have been used to assess compliance.

Table 1 - Compliance status descriptors

Status	Description
Compliant (C)	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 (NC)	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 (NT)	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.

3. Audit Findings

3.1 Approval and documents list

The following documents were reviewed to check compliance with conditions or for implementation of plans.

Design plans and Approval documentation

- Environmental Impact Statement New High School in Jerrabomberra SSD-24461956 (Mecone Nov 2021)\
- SSD-24461956 conditions of consent
- S138 approval from Council dated 8 November 2022

Correspondence

- Council consultation emails dated 5 August 2022
- Consultation with TFNSW and Hindmarsh dated 3 August 2022
- Post approval planning portal receipt. CC1 18 August 2022
- Notification of construction commencement in Letter dated 18 August to DPE from SI
- Aconex correspondence re dilapidation reports dated 3 August 2022
- Letter to DPI re B6 dated 4 August 2022
- Evidence of submission to DPE via planning portal, Cover letter to DPE dated 19 August 2022 re Community Communication Strategy
- Email dated 8 August with council comments on the SWMP
- Letter dated 18 August from M+G consulting addressing councils comments on the SWMP
- Email correspondence 10-12 August 2022 QPRC and Hindmarsh
- Meeting invite to QPRC dated 2 August 2022
- DPE correspondence dated 29 August 2022 re C34

Reports and plans

- Community Communication Strategy Jerrabomberra High School SSD24461956 v2 (School Infrastructure Sept 2022)
- Construction Environmental Management Plan (CEMP) Rev 15 21/9/2022
- Construction Traffic and Pedestrian Management Plan (GHD August 2022)
- Flood Emergency Response Plan (Martens Consulting Engineering August 2022)
- Construction Waste Management Plan (Hindmarsh September 2022)
- Construction Noise and Vibration Management Plan (AcousticLogic July 2022)
- Detailed Site Investigation Douglas Partners (Contamination) March 2022
- Construction Soil and Water Management Sub-Plan (CSWMSP) MG Consulting Engineers (July 2022)
- EIG001 Soil, Erosion, Sediment, Surface Run off (Hindmarsh)
- MG consulting Stormwater Drainage Plan Rev L 18.08.2022

Design certification ,record, monitoring and Inspections

- Custom Plumbing Stormwater installation certification 19 December 2022
- Structural certificate M & G consulting engineers (August 2022)
- M&G Consulting Engineers Structural & Civil design certificate 5 October 2022s
- Fire Test Certificates for the Slimdek proprietary floor decking system (Bluescope August 2022)
- Architectural Design Certificate. dated 10/8/22 by TKD
- Norman Disney Young (NDY) Design Certificate dated 3/08/22
- <https://www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-jerrabomberra.html#category-reports>
- Hindmarsh Induction Pack
- Registration agreement with green star building dated 17 May 2021
- CC1 dated 18 August 2022
- TDK architectural drawing Site plan REV I dated 30 June 2022
- MG engineering structural design certificate for CC2. 5 October 2022
- Onsite records: Excavator service 15 July 2022
- Weekly SQE inspection checklists from 2 September 2022 – 9 November 2022
- Monthly SQE project review: 27/10/2022
- Monthly EIG001 Soil, erosion and surface run off 19/20/10/2022
- SWMS field inspection 11/10/2022
- SWMS field inspection 16/9/2022
- Environment and sustainability checklist 15/9/2022 and 2/9/2022
- Training on emergency evacuation 25/10/2022
- Tiger Waste – waste register dated 16 November

3.2 Compliance performance

In summary the audit found 3 non-compliances out of a total 156 Conditions of Approval

Condition Part	Compliances	Non Compliances	Not triggered
A (33)	18	2	18
B (28)	17	0	11
C (30)	24	1	15
D (35)			35
E (20)			20

Note: In relation to the tally above whole conditions of consent have been used to generate the tally. i.e. where a condition contains part a), b), c) etc this has been counted as one condition.

3.3 Summary of agency notices, orders, penalty notices or prosecutions

There have been no agency notices, orders, penalty notices or prosecutions to date.

3.4 Non compliances

Three non-compliances were raised in this audit.

Condition #	Requirement	Audit finding
A1	The development may only be carried out: a) in compliance with the conditions of this consent	The audit found project is broadly being undertaken with the conditions of consent with the exception of A 25 and C 33
A25	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	The audit found that all documents are currently on the website but could not find concrete evidence that this occurred 48 hours prior to construction commencement. However it is noted that approved plans, the conditions of consent and a complaints register have been on the website since August 2022 and that construction commenced in late August. The remaining plan have been provided as they were obtained and publicly available as permitted by A25 a)
C33	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020)	The auditor has conducted the audit in accordance with the majority of these requirements. It is noted that the Independent Audit Post Approval Requirements require that the first audit be undertaken within 12 weeks of construction commencement and that the first audit was commenced on the 24 November 202 and was completed on the 21 December 2022, which is after 12 week period and the Construction commencement was on the 22 August 2022.

3.5 Previous audit recommendations

This is the first audit of the project.

3.6 Environmental plans, sub plans and post approval documents

A summary of the implementation of key management plans relevant to this stage of works is provided below.

All plans required by the approval are discussed in the audit protocol table provided in Appendix A of this report. The suite of environmental management plans includes:

- B3- Construction Environmental Management Plan (CEMP)
- B9 - Community Communication Strategy
- B14 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- B15 - Construction Noise and Vibration Management Plan (CNVMSP)
- B16- Construction Waste Management Sub-Plan (CWMSP)
- B17 - Construction Soil and Water Management Sub-Plan (CSWMSP)
- B18 - Construction Flood Emergency Management Sub-Plan

3.6.1 Construction Environmental Management Plan (CEMP) B3

A review of the CEMP found that it is compliant with the requirements of the condition. The CEMP includes a series of sub plans. The CEMP is underpinned by the following plans:

- Community Communication Strategy
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSP)
- Construction Soil and Water Management Sub-Plan (CSWMSP)
- Construction Flood Emergency Management Sub-Plan

The audit found that the requirements of the CEMP are being implemented and compliance checked regular inspections including:

- Monthly SQE project reviews
- SWMS field inspections
- Weekly environment and sustainability checklists.

It was noted during the review of the CEMP that some cross referencing in table 1.2 of the CEMP was incorrect.

3.6.2 Stakeholder, Community engagement and complaints

The website is the key location for the community to access information on the project. The Website is being updated and all of the required information was found on the website. It is noted that the website “report” tab includes a copy of the CEMP and all associated sub plans. The CEMP is broken into “parts”; the parts include the sub plans but they are not labelled as sub plans. This makes it quite difficult to find particular sub plans. This is noted as an opportunity for improvement.

Stakeholders are being regularly consulted. A letter box drop advising the commencement of works was provided to surrounding residents in early August and a project update provided in on the 9 August 2022. A review of the complaints register found that there have been no complaints raised to date.

3.6.3 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) (B14)

A CTPMSP has been prepared that meets the requirements of B14. The audit specifically found that:

- wayfinding signage was on site
- traffic control was implemented
- the site was secured preventing unauthorised access

3.6.4 Construction Noise and Vibration Management Sub Plan (CNVMSP) (B15)

The Acoustic Logic CNVMSP notes that the Noise Management levels will be exceeded at some receivers based on worst case scenario. The NVMSPP suggests that the greatest noise impact will be at the residences immediately to the south of the site and some to the north east of the site. Noise levels will generally exceed the NML but will be less than the HNAL. Therefore, “reasonable and feasible” mitigation should be applied in accordance with the “Control of Construction Noise and Vibration –Procedural Steps” affected residential receiver in the residential blocks. The Noise Vibration Management sub plan does not require any monitoring to be undertaken to check noise levels, except in response to complaints. There have been no complaints to date.

The conditions of approval (C7) require that respite periods are implemented for noisy works, including rock breaking or pile driving. The audit noted that as the works do not include these activities that the respite periods are not required.

All other requirements of the plan including adherence to working hours, consultation with stakeholders were found to be compliant.

3.6.5 Construction Waste Management Sub Plan (B16)

The site visit found that waste was being separated and appropriate waste receptacles were available onsite. A review of the waste register for September and October 2022 noted that the project did not record any waste. This is due to the project being in the very early stages and no waste had been removed from site.

The waste register for August recorded one bin of mixed demolition waste which was 90% recycled.

There were no unexpected finds of asbestos or any other material that could be classified as special waste in this audit period.

3.6.6 Construction Soil and Water Management Sub-Plan(CSWMSP) (B17)

A CSWMSP has been prepared for the site including an Erosion and Sediment Control Plan detailing site controls for managing construction erosion and sedimentation. Erosion and Sediment controls are inspected and inspections formally documented in weekly inspection checklists and monthly EIG001 Soil, erosion and surface run off checklists

The site visit noted that exposed areas are compacted, limiting the potential for dust and erosion and there are sediment fences and check dams to prevent sediment laden water leaving the site. In some areas the sediment controls are greater than those detailed in the ESCP, with two layers of sediment fencing as a secondary control in some instances.

3.6.7 Site Inspections, incidents and other records

Weekly site inspections occur with representatives of the project team. The inspections include an audit/review process and give recommendations /actions. A review of actions raised in the checklist found that actions are closed out as evidenced by signed close out sheets.

There have been no incidents raised to date.

3.7 Environmental Performance

Hindmarsh operate under an Environmental Management System certified to ISO 14001:2015. The certification period for the EMS is 20 March 2021 – 19 March 2024.

Environmental performance of the project is measured via weekly and monthly inspections and reporting. The audit found that these inspections are occurring.

The audit found that key environmental controls are in places including:

- Erosion and sediment controls
- Waste management including waste separation and appropriate disposal of concrete waste
- Dust suppression with a water cart.

3.8 Consultation outcomes

Relevant stakeholders were consulted as required by the conditions in the preparation of the management plans for the site. Specifically:

- DPIE re construction commencement
- DPIE re CEMP and Subplans
- Queanbeyan–Palering Regional Council regarding the Soil and Water management Plan and the Construction Traffic and Pedestrian Management Sub Plan
- TfNSW regarding the Construction Traffic and Pedestrian Management Sub Plan

DPE and QPRC were consulted for this audit, however no response from either organisation had been received at the time of issuing the audit report.

3.9 Complaints

The audited noted that there is a complaints register available on the project website and that there have been no complaints to date.

3.10 Incidents

The audit noted that there have been incidents to date.

3.11 Actual versus predicted impacts

Sections 7 and 7.19 of the Environmental Impact Statement (EIS) provide an assessment of the environmental impacts of the project (Mecone November 2021). A summary is of impacts as identified in the EIS versus the actual impacts found during this audit is provided below.

Built form and urban design and amenity

The project has been designed to be compatible with the future built form context of the Poplars development area. The proposed buildings are well separated from the nearest residences (+100m) and will have no notable adverse impacts on the amenity of surrounding development in regard to overshadowing, privacy, wind or views.

Actual Impacts

The EIS states mitigation measures are not required. The approved design has been prepared to address any impacts to amenity and urban design.

Transport and accessibility

Traffic from the new school will impact on the performance of the surrounding key intersections. A School Travel Plan will be implemented to encourage sustainable travel modes.

The footpath network in the vicinity has been identified as deficient in areas and will be upgraded as part of the development.

Actual Impacts

The school is not yet operational so these impacts are yet to be realised. There is an approved Construction Pedestrian and Traffic Management Plan for the site which is being implemented as evidenced by the induction material and the site information and prestart planning board (refer to photos in Appendix E).

Sustainability

The project includes a range of ESD measures and is targeting a 4 Star Green Star rating.

Actual impacts

The project is in the very early stages of development however the audit did note that waste is being separated and construction and demolition material is being recycled. The registration for the 4 Star Green Star rating with the Green Building Council has been lodged and the design has been prepared in line with Green Star requirements.

Aboriginal heritage

The proposal will directly impact two sites recorded in the Aboriginal Heritage Information Management System. Archaeological investigations and consultation with Aboriginal stakeholders carried out as part of the EIS concluded that the two sites are of low significance. The Aboriginal Cultural Heritage Assessment (ACHA) (Eco Logical Aust. 2021) notes that prior to the commencement of the development a site visit will be organised with the Registered Aboriginal Parties to attend the study area to collect any visible surface artefacts for AHIMS ID 57-2-0115. Salvage excavations are not recommended for AHIMS ID 57-2-0977.

The EIS also recommends the preparation of an unexpected finds procedure.

Actual Impacts

The audit noted that subsequent to the preparation and finalisation of the ACHA that heritage NSW support the findings of the ACHA and had no additional comments or recommendations.

The requirement for Aboriginal Consultation is noted in the Community engagement plan which states:

Interested Aboriginal Parties:

- Dr Matilda House, Ngambri-Ngunnawal elder

Interest and involvement

- Walk on Country, design discussion, and Smoking Ceremony prior to the Sod Turn

The auditor was provided with photographic evidence that Dr Matilda House, Ngambri-Ngunnawal elder visited the site and a smoking ceremony occurred.

The audit noted that Hindmarsh have an unexpected finds procedure and that there have been no unexpected finds to date.

Noise and vibration

The EIS predicted that construction noise is expected to exceed the noise management levels at the residential receivers to the south but will be less than the highly noise affected level.

Reasonable and feasible mitigation measures will need to be implemented during construction as per EPA guidelines.

Actual Impacts

As required by the conditions of consent and the EIS a Construction Noise and Vibration Management Plan had been prepared to manage impacts. Management measures are largely around reducing noise as far as is practicable and working within the approved hours. The requirement for noise monitoring is in only response to complaints and there have been no complaints to date. The audit found that equipment is being maintained and that contractors are aware of the requirement to work within approved hours. Notification for commencement of work and expected impacts including noise was distributed to nearby residents on the 15 August 2022.

A risk assessment was undertaken by Hindmarsh with regard to the requirement to undertake dilapidation reports on nearby residents. The risk assessment notes that given the distance to the closest receivers and the type of work being undertaken (no rock breaking or pile driving) that impacts to buildings are not anticipated. This finding was confirmed by acoustic engineers Acoustic Logic. A letter was provided to DPE on the 8 August 2022 informing them that pre-construction surveys were not deemed necessary.

Biodiversity

A biodiversity Development Assessment Report (BDAR) was prepared as part of the EIS. (Capital Ecology 2021).

The proposal requires clearing of 1.46ha of modified native pasture, which has been identified as habitat for the endangered Golden Sun Moth. However the BDAR concludes that the clearing is unlikely to lead to a decrease in the viability of the local population. The clearing generated an offset requirement of nine species credits under the Biodiversity Assessment Method. These credits have already been paid as part of a previous subdivision development application over the site.

The EIS found that the development may result in a number of indirect impacts on surrounding biodiversity, such as weed introduction. A number of standard management measures, such as best practice weed and sediment and erosion control, are recommended to mitigate these impacts.

Actual Impacts

The site audit found that the development was occurring within the approved footprint, except for some stockpiling on adjacent land. This placement of stockpiled materials was approved by SI as a contract variation. However it is recommended that in order

Contamination

The EIS states that there are no major contamination issues on the site.

Actual Impacts

No unexpected finds of contamination have occurred.

Stormwater and soil and water management –

The EIS found that the project will have no notable adverse impacts on soil and water. The EIS requires that sediment and erosion control be implemented in accordance with the “Blue Book”, and water quality improvement devices will be implemented in accordance with the submitted stormwater management plan.

Actual Impacts

The Construction Soil and Water Management Plan (CSWMP) has been prepared to meet the requirements of the “Blue Book”. The CSWMP includes an erosion and sediment control plan and the site audit found that controls were in place and maintained.

It was noted that the Condition B17 requires that “should stockpile remain within the proposed school site, an intrusive investigation should be undertaken to delineate the extent and quality of the stockpile (the recommendations of the Report on Limited Contamination Assessment, prepared by Douglas Partners and dated 16 September 2021 must be complied with)”. While there was evidence of stockpiling the stockpiles were not contained within the site. Hindmarsh provided evidence of approval to stockpile on the adjacent land for future as part of the potential stage 2 works via a contract change as shown in Schedule 30 which allowed excess material to be stockpiled on Stage 2 in lieu of disposal as VENM.

However, it is the opinion of the auditor that this waste transfer for future use should be the subject of an investigation to determine if it meets the requirements of a Standard Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the *Protection of the Environment Operations (Waste) Regulation 2014*- The excavated natural material exemption 2014 or whether a specific order needs to be applied for.

Waste

The EIS notes that the project will provide for satisfactory waste management during the construction and operation phases. Preliminary waste management plans were prepared at the EIS stage and were required to be updated during the detailed design.

Actual Impacts

The project is designed to be a cut fill balance, is occurring on a green field site, and is in the early stages of construction, therefore there is currently little waste being generated. Regardless, there was evidence, via the waste register that waste is being separated and recycled.

It was noted that stockpiling is occurring on stage 2 of the project site. Hindmarsh provided evidence of approval to stockpile on the adjacent land for future as part of the potential stage 2 works via a contract change as shown in Schedule 30 which allowed excess material to be stockpiled on Stage 2 in lieu of disposal as VENM.

However, it is the opinion of the auditor that this waste transfer for future use should be the subject of an investigation to determine if it meets the requirements of a Standard Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the *Protection of the Environment Operations (Waste) Regulation 2014*- The excavated natural material exemption 2014 or whether a specific order needs to be applied for.

3.12 Site inspection

The site inspection found the site to be well maintained. The entire site was viewed at the inspection. The purpose of the site inspection was to check that environmental controls were implemented and maintained. The site visit found that:

- There are few exposed earth surfaces that would have the ability to generate dust, cause erosion or sedimentation due to the level of compaction of exposed material, and the fact that the concrete slab for the building has been poured.
- Erosion and sediment controls were appropriate and maintained
- The site was clearly fenced
- Site signage was in place
- Waste receptacles were available
- There was no sign of mud tracking on to public roads

Photos of the site are provided in Appendix E.

3.13 Site Interviews

Site interviews occurred with staff from Hindmarsh and TSA Management during the course of the audit. The interviews found that staff understood the requirements of the plans.

3.14 Previous annual review or compliance report recommendations

This is the first audit of the project and compliance reports are not required in the conditions of consent.

3.15 Improvement opportunities

Online presentation of CEMP

It is noted that the website “report” tab includes a copy of the CEMP and all associated sub plans. The CEMP is broken into “parts”. The parts include the sub plans but they are not labelled as sub plans. This makes it quite difficult to find particular sub plans. Including the CEMP and sub plans as separate clearly named files would make information more accessible and as such this has been noted as an opportunity for improvement.

Out of project area stockpiling

It was noted that stockpiling is occurring on stage 2 of the project site. Hindmarsh provided evidence of approval to stockpile on the adjacent land for future as part of the potential stage 2 works via a contract change as shown in Schedule 30 which allowed excess material to be stockpiled on Stage 2 in lieu of disposal as VENM.

However, it is the opinion of the auditor that this waste transfer for future use should be the subject of an investigation to determine if it meets the requirements of a Standard Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the *Protection of the Environment Operations (Waste) Regulation 2014*- The excavated natural material exemption 2014 or whether a specific order needs to be applied for.

3.16 Key strengths

The key strength of this project is the committed team. Hindmarsh have a good understanding of the conditions and dedicate enough resources to manage the site.

4. Recommendations

4.1 Summary of Compliance and non compliances against conditions

Three non-compliances were raised in this audit.

Table 4-1: Summary of non-compliances

Condition #	Requirement	Audit finding
A1	The development may only be carried out: a) in compliance with the conditions of this consent	The audit found project is broadly being undertaken with the conditions of consent with the exception of A 25 and C 33
A25	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	The audit found that all documents are currently on the website but could not find concrete evidence that this occurred 48 hours prior to construction commencement. However it is noted that approved plans, the conditions of consent and a complaints register have been on the website since August 2022 and that construction commenced in late August. The remaining plan have been provided as they were obtained and publicly available as permitted by A25 a)
C33	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020)	The auditor has conducted the audit in accordance with the majority of these requirements. It is noted that the Independent Audit Post Approval Requirements require that the first audit be undertaken within 12 weeks of construction commencement and that the first audit was commenced on the 24 November 2022 and was completed on the 21 December 2022, which is after 12 week period and the Construction commencement was on the 22 August 2022.

5. Conclusion

The audit found 3 non-compliances with the Conditions of Approval. The document review found that Environmental Management Plans and sub plans are relevant to the site and are being implemented.

Condition Part	Compliances	Non Compliances	Not triggered
A (33)	18	2	18
B (28)	17	0	11
C (30)	24	1	15
D (35)			35
E (20)			20

Appendix A Audit Table

Number	Condition	Evidence	Recommendations and Findings	Status
SCHEDULE 2 - PART A ADMINISTRATIVE CONDITIONS				
A1	OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT 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.	Site visit Crown Certificate (CC) 1 and 2	The audit found that all reasonable and feasible measures were being implemented and found no evidence of material harm to the environment.	C
A2	TERMS OF CONSENT The development may only be carried out: <ul style="list-style-type: none"> (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 and Response to Submissions; (d) in accordance with the approved plans in the table below: 	Environmental Impact Statement New High School in Jerrabomberra SSD-24461956 (Mecone Nov 2021)\ SSD-24461956 conditions of consent	The audit found project is broadly being undertaken with the conditions of consent with the exception of A 25 and C33	NC

Number	Condition	Evidence	Recommendations and Findings	Status																																																																																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left; background-color: #e0e0e0;">Architectural drawings prepared by TKD Architects</th> </tr> <tr> <th style="text-align: left;">Dwg No.</th> <th style="text-align: left;">Rev</th> <th style="text-align: left;">Name of Plan</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr><td>AR-1010</td><td>E</td><td>Proposed Site Plan</td><td>23.05.22</td></tr> <tr><td>AR-2000</td><td>C</td><td>Lower Ground Floor Plan</td><td>24.03.22</td></tr> <tr><td>AR-2001</td><td>C</td><td>Ground Floor Plan</td><td>24.03.22</td></tr> <tr><td>AR-2002</td><td>C</td><td>First Floor Plan</td><td>24.03.22</td></tr> <tr><td>AR-2003</td><td>C</td><td>Roof Plan</td><td>24.03.22</td></tr> <tr><td>AR-3000</td><td>C</td><td>East and South Elevations</td><td>24.03.22</td></tr> <tr><td>AR-3001</td><td>B</td><td>North and West Elevations</td><td>24.03.22</td></tr> <tr><td>AR-3400</td><td>B</td><td>BLDG A – Sections – Sheet 01</td><td>24.03.22</td></tr> <tr><td>AR-3410</td><td>B</td><td>BLDG B – Sections – Sheet 01</td><td>24.03.22</td></tr> <tr><td>AR-9000</td><td>B</td><td>Materials and Finishes</td><td>24.03.22</td></tr> <tr> <th colspan="4" style="text-align: left; background-color: #e0e0e0;">Landscape Plans prepared by Context Landscape Architecture</th> </tr> <tr> <th style="text-align: left;">Dwg No.</th> <th style="text-align: left;">Rev</th> <th style="text-align: left;">Name of Plan</th> <th style="text-align: left;">Date</th> </tr> <tr><td>JHS_LA_SSDA_1000</td><td>8</td><td>Landscape Site Plan</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_1001</td><td>5</td><td>Northern Campus Detail Plan</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_1002</td><td>5</td><td>Southern Campus Detail Plan</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_2002</td><td>5</td><td>Planting Plan</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_2003</td><td>5</td><td>Proposed Tree Plan</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_2004</td><td>4</td><td>Indicative Species</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_2005</td><td>4</td><td>Indicative Species</td><td>24.03.22</td></tr> <tr><td>JHS_LA_SSDA_2006</td><td>5</td><td>Fencing Plan</td><td>24.03.22</td></tr> </tbody> </table>	Architectural drawings prepared by TKD Architects				Dwg No.	Rev	Name of Plan	Date	AR-1010	E	Proposed Site Plan	23.05.22	AR-2000	C	Lower Ground Floor Plan	24.03.22	AR-2001	C	Ground Floor Plan	24.03.22	AR-2002	C	First Floor Plan	24.03.22	AR-2003	C	Roof Plan	24.03.22	AR-3000	C	East and South Elevations	24.03.22	AR-3001	B	North and West Elevations	24.03.22	AR-3400	B	BLDG A – Sections – Sheet 01	24.03.22	AR-3410	B	BLDG B – Sections – Sheet 01	24.03.22	AR-9000	B	Materials and Finishes	24.03.22	Landscape Plans prepared by Context Landscape Architecture				Dwg No.	Rev	Name of Plan	Date	JHS_LA_SSDA_1000	8	Landscape Site Plan	24.03.22	JHS_LA_SSDA_1001	5	Northern Campus Detail Plan	24.03.22	JHS_LA_SSDA_1002	5	Southern Campus Detail Plan	24.03.22	JHS_LA_SSDA_2002	5	Planting Plan	24.03.22	JHS_LA_SSDA_2003	5	Proposed Tree Plan	24.03.22	JHS_LA_SSDA_2004	4	Indicative Species	24.03.22	JHS_LA_SSDA_2005	4	Indicative Species	24.03.22	JHS_LA_SSDA_2006	5	Fencing Plan	24.03.22			
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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:																																																																																											
	<p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval;</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>		There have been no written directions to date.	NT																																																																																								

Number	Condition	Evidence	Recommendations and Findings	Status
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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	C
	Limits of Consent			
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Signed conditions of consent dated 13 July 2022.	Construction commencement date is the 22 August 2022, therefore ell within the five year period.	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 8 EPA Regulation CC1	Noted. Although it is further noted that there is no Part 6, division 8a of the EP&A Regulation, this condition is taken as meaning part 6, division 8 CI 98 regarding compliance with the building code of Australia. Confirmation of compliance with the building code as evidenced in CC1 documentation and expanded on in A17, A18 and B4.	C
	Planning Secretary as Moderator			
A7	In the event of a dispute between the Applicant and a public authority (including Council), 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		There have been no disputes to date.	C

Number	Condition	Evidence	Recommendations and Findings	Status
	of the matter must be binding on the parties.			
	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; (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Council consultation emails dated 5 August 2022 Consultation with TFNSW and Hindmarsh dated 3 August 2022 S138 approval from Council dated 8 November 2022	QPRC were consulted with regard to the TMP (refer to B14) TFNSW were also consulted but have not provided comment to date.	C
	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).		No staging is proposed.	NT
A10	A Staging Report prepared in accordance with condition A9 must:		No staging is proposed.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;</p> <p>(d) specify how compliance with independent auditing requirements will be achieved across and between each of the construction and operational stages of the project and</p> <p>(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging</p>			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.		No staging is proposed.	NT
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a NSW Government 7 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956) specific stage must be complied with at the relevant time for that stage as identified in the Staging Report,		No staging is proposed.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	including independent auditing requirements.			
	Staging, Combining and Updating Strategies, Plans or Programs			
A13	The Applicant may:			
	<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>(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</p> <p>(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)</p>		No staging is proposed.	NT
A14	Any strategy, plan or program prepared in		No staging is proposed.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.			
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.		No staging is proposed.	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.		Noted	NT
	Structural Adequacy			
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Crown certificate documentation sent to the certifier including: Structural certificate M & G consulting engineers (August 2022) Fire Test Certificates for the Slimdek proprietary floor decking system (Bluescope August 2022)	CC1 includes evidence of compliance with the BCA and Fire regulations.	C
	External Walls and Cladding			
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Architectural Design Certificate. dated 10/8/22 by TKD.	Architectural design certificates state compliance with this condition.	C
	External Materials			
A19	The external colours, materials and finishes of the	Post approval planning portal receipt.	Standard colours have been	C

Number	Condition	Evidence	Recommendations and Findings	Status
	buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:	CC1 18 August 2022	modified from black to graphite due to availability of product and have been approved by the certifier as shown in CC1.	
	(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.		It is noted that the colour black to graphite is very similar and the documentation submitted with CC1 shows that there is no change in quality/durability. The approved changes were provided to the planning secretary as evidenced by the planning portal receipt.	C
	Design and Construction for Bush Fire			
A20	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	TKD Architectural design certificate including bushfire compliance	Architectural design certificate certifies compliance with this condition.	C
A21	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	Norman Disney Young (NDY) Design Certificate dated 3/08/22	NDY have certified compliance with this condition.	C
	Applicability of Guidelines			
A22	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.		Noted	C

Number	Condition	Evidence	Recommendations and Findings	Status
A23	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.		There have been no written directions to date.	NT
Monitoring and Environmental Audits				
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. 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.		Noted	C
Access to Information				
A25	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	https://www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-jerrabomberra.html#category-reports	The audit found that all documents are currently on the website but could not find concrete evidence that this occurred 48 hours prior to	NC

Number	Condition	Evidence	Recommendations and Findings	Status
			<p>construction commencement. However it is noted that approved plans, the conditions of consent and a complaints register have been on the website since August 2022 and that construction commenced in late August. The remaining plan have been provided as they were obtained and publicly available as permitted by A25 a)</p>	
	<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly;</p>	<p>https://www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-jerrabomberra.html#category-reports</p>	<p>All documentation required under A25 is currently available on the projects website.</p>	<p>C</p>

Number	Condition	Evidence	Recommendations and Findings	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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations			
	Compliance			
A26	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.	Induction pack	The conditions of consent are referenced in the induction pack provided to all employees, contractors and sub-contractors.	C
	Incident Notification, Reporting and Response			
A27	The Planning Secretary must be notified through the major projects portal 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.		There have been no incidents to date	NT
A28	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2		Noted	NT
	Non-Compliance Notification			
A29	The Planning Secretary must be notified through the major projects portal within seven days after the		There have been no non compliances to date.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.			
A30	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.		There have been no non compliances to date.	NT
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT
	Revision of Strategies, Plans and Programs			
A32	Within three months of:			
	(a) the submission of an incident report under condition A28; (b) the submission of an Independent Audit under condition C34 or C35; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out		Construction commenced on the 22 nd of August 2022. a) There have been no incident reports submitted. b) This is the first audit of the project. c) There are no approved modifications d) No written directions have been received This condition has not been triggered.	NT
A33	If necessary, to either improve the environmental performance of the development, cater for a		There have been no modifications, written directions or updates to	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	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. 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.		improve environmental performance.	
	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 of construction commencement in Letter dated 18 August to DPE from SI	Construction commencement date was the 22 August 2022, therefore the notification complied with this condition.	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		No staging is proposed.	NT
	Certified Drawings			
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer	Structural certificate M & G consulting engineers (August 2022) CC1	Structural design certificates were issued as documentation for CCC1 which was signed by the certifier on 18 August 2022	C

Number	Condition	Evidence	Recommendations and Findings	Status
	that demonstrates compliance with this development consent.			
	External Walls and Cladding			
B4	Prior to the commencement of construction, 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	TDK Architects 10 August 2022 Architectural design certificate	TDK Architects issued a design certificate indicating compliance with B4 and the requirements of the BCA for external walls and finishes.	C
	Pre-Construction Dilapidation Report – Protection of Public Infrastructure			
B5	Prior to the commencement of construction, the Applicant must			
	(a) consult with the relevant owner and provider of services and Infrastructure 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 Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-	S10 page 20 of the NVMP (Acoustic logic NVMP) Aconex correspondence re dilapidation reports dated 3 August 2022	A risk assessment undertaken by Hindmarsh with reference to the Acoustic Logic report, the risk assessment notes that given the distance to the closest receivers and the type of work being undertaken (no rock breaking or pile driving) that impacts to buildings are not anticipated. Dilapidation reports have been prepared for all road infrastructure and submitted to the Certifier and council including:	C

Number	Condition	Evidence	Recommendations and Findings	Status
	Construction Dilapidation Report to the Planning Secretary when requested.		<ol style="list-style-type: none"> 1. Pre-Construction Dilapidation Report - Council Assets - Bus Lane - Environa Drive 2. Pre-Construction Dilapidation Report - Council Assets - Environa Drive Road - Jerrabomberra NSW 3. Pre-Construction Dilapidation Report - Council Assets - Council Assets Report - Environa Drive Cul-De-Sac, 4. Pre-Construction Dilapidation Report - Council Assets Report - Palm Court, Jerrabomberra NSW2619 	
	Pres-Construction Survey – Adjoining Properties			
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	S10 page 20 of the NVMP (Acoustic logic NVMP) Letter to DPI re B6 dated 4 August 2022	A risk assessment was undertaken by Hindmarsh with regard to the requirement to undertake dilapidation reports on nearby residents. The risk assessment notes that given the distance to the closest receivers and the type of work being undertaken (no rock breaking or pile driving) that impacts to buildings are not	NT

Number	Condition	Evidence	Recommendations and Findings	Status
			anticipated. This finding was confirmed by acoustic engineers Acoustic Logic. A letter was provided to DPE on the 8 August 2022 informing them that pre-construction surveys were not deemed necessary.	
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.			NT
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.		Refer to B6 above	NT
	Community Communication Strategy			
B9	No later than 48 hours 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,	Evidence of submission to DPE via planning portal Cover letter to DPE dated 19 August 2022	The initial Community Communication Strategy was provided to DPE on the 19 August 2022. DPE provided comments on the strategy which were addressed and the Community Communication	C

Number	Condition	Evidence	Recommendations and Findings	Status
	the relevant Council and the community (including adjoining affected NSW Government 11 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956) landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.		Strategy was revised and reissued to the Department on the 23 September 2022.	
	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (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.	Community Communication Strategy Jerrabomberra High School SSD24461956 v2 (School Infrastructure Sept 2022)	a) Section 3 of the CCS address this part of the condition b) Section 4 of the CCS address this part of the condition c) Section 4 of the CCS address this part of the condition d) i-iii Section 6 of the CCS address this part of the condition	C
	Ecologically Sustainable Development			
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either			
	(a) registering for a minimum 4 star Green Star	Registration agreement with green	The registration process for Green	C

Number	Condition	Evidence	Recommendations and Findings	Status
	rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process	star building dated 17 May 2021	Star rating with the Green Building Council occurred on the 17 May 2022	
	Outdoor Living			
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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		Outdoor lighting has not been installed	NT
	Environmental Management Plan Requirements			
B12	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Notes: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	CEMP (Rev 15 21/9/2022) and sub plans including: Construction Traffic and Pedestrian Management Plan (GHD August 2022) Flood Emergency Response Plan Martens Consulting engineering August 2022) Construction Waste Management Plan (Hindmarsh September 2022) Construction Noise and Vibration Management Plan (AcousticLogic July 2022)	CEMP and sub plans have been prepared and submitted to Planning and relevant stakeholders prior to construction commencement. Plans have been prepared to comply with the requirements of these conditions.	C
	Construction Environmental Management Plan			
B13	Prior to the commencement of construction, the Applicant must submit a Construction	CEMP (Rev 15 21/9/2022)		C

Number	Condition	Evidence	Recommendations and Findings	Status
	Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:)			
	<p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(v) engagement and complaints handling as set out in the Community Communication Strategy required by condition B9;</p> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; NSW Government 12 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956)</p> <p>(c) an unexpected asbestos finds protocol and associated communications procedure prepared in accordance with the recommendations of the Report on Limited Contamination Assessment (Document No. R.002.Rev3), prepared by Douglas Partners and dated 16 September 2021 to ensure that any asbestos or suspected asbestos material is appropriately managed (this must include fencing off and assessment of any suspected asbestos material found by an NSW licensed asbestos assessor);</p> <p>(d) an unexpected finds protocol for Aboriginal and</p>	CEMP (Rev 15 21/9/2022)	<p>a i) – Section 3.2</p> <p>ii) – Section 3.3</p> <p>iii) – Section 16.8</p> <p>iv) – Section 16.10</p> <p>v) – Section 10.3</p> <p>b)Section 16.6</p> <p>C) Section 16.7</p> <p>d) Section 16.7</p> <p>e) Appendix J</p> <p>f) Appendix K</p> <p>g) Appendix E</p> <p>h) Appendix h</p> <p>i) Appendix G</p> <p>j) Appendix B</p> <p>k) Appendix F</p> <p>It was noted during the review of the CEMP that some cross referencing in table 1.2 of the CEMP was incorrect)</p>	C

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>non-Aboriginal heritage and associated communications procedure;</p> <p>(e) the Poplars EPBC Act Construction Environmental Management Plan (EPBC No. 2020/8801), prepared by Indesco and dated 17 October 2021;</p> <p>(f) the construction phase mitigation measures detailed in the Aviation Wildlife Hazard Assessment, prepared by Alison Rowell and dated February 2022;</p> <p>(g) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</p> <p>(h) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(i) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(j) Construction Soil and Water Management Sub-Plan (see condition B17); and</p> <p>(k) Construction Flood Emergency Management Plan (see condition B18)</p>			
B14	<p>The 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); (b) be prepared in consultation with Council and TfNSW; (c) detail:</p> <p>(i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(ii) measures to ensure the safety of vehicles and</p>	CTPMSP Rev 2 GHD August 2022	<p>a) Preliminary CTPMSP has been prepared by Mark Lucas of GHD. Mark is a Transport Planner with 15 years' experience</p> <p>b) The CTPMSP has been developed in conjunction with QPRC and TfNSW. Consultation records are attached in Appendix B of the plan</p> <p>(c)(i) Measures to support road safety and network efficiency during construction are detailed in Section</p>	

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) heavy vehicle routes, access and parking arrangements;</p> <p>(iv) 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, in accordance with the latest version of AS 2890.2; and</p> <p>(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</p>		<p>2.4.</p> <p>(ii) Potential impacts to adjoining properties are detailed in Section 2.5.</p> <p>(iii) Haulage routes to and from the site are detailed in 2.3</p> <p>(iv) Access and parking arrangements are detailed in Section 2.2 and Section 2.6.</p> <p>(v) The swept path drawings indicating construction vehicles can enter the site manoeuvre internally and exit in a forward direction are provided in Section 2.7.</p>	
B15	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor</p>	<p>Construction Noise and Vibration Management sub plan (Acoustic Logic Rev 0 July 2022)</p>	<p>a) prepared by Glen Campbell Senior Acoustic engineer</p> <p>b) Section 10 -13</p> <p>c) Section 10 -13 although it is noted that high noise generating activities such as piling and rock breaking are not anticipated</p> <p>d) It is noted that the NVMP – incorrectly references sections of the NVMP with regard to B15 d and e. What the plan should state is that there are no high generating noise impacts such as rock breaking or piling expected as a result of the works</p> <p>e) As above</p> <p>f) Section 13</p> <p>g) monitoring has not been</p>	C

Number	Condition	Evidence	Recommendations and Findings	Status
	and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B12		recommended in the NVMP due to the distance of receivers from excavation works. Monitoring is only recommended in response to complaints.	
B16	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	Construction Waste Management Sub Plan Rev D (Hindmarsh September 2022) Detailed Site Investigation Douglas Partners (Contamination) March 2022	a) Appendix C of the WMP b) CEMP Section 16.11 c) no contamination anticipated on site as per detailed site investigation (Douglass partners March 2022)	C
B17	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	CSWMSP MG Consulting Engineers (July 2022) EIG001 Soil, Erosion, Sediment, Surface Run off (Hindmarsh) Email dated 8 August with council comments on the SWMP Letter dated 18 August from M+G consulting addressing councils comments on the SWMP	a) prepared by Simon Matthews, qualified engineer of MG consulting. Evidence of consultation with Council is attached to the plan b) The plan includes cattle grids at exit points c) An ESCP is included in the plan d) Stockpiling is not occurring in site but material has been removed and stored on adjacent SI land. While it has been found that there is no non compliance with this condition recommendations have been made in Section 3.15 of this report to clarify the storage	C

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>(d) should stockpile remain within the proposed school site, an intrusive investigation should be undertaken to delineate the extent and quality of the stockpile (the recommendations of the Report on Limited Contamination Assessment, prepared by Douglas Partners and dated 16 September 2021 must be complied with);</p> <p>(e) 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);</p> <p>(f) detail all off-site flows from the site; and</p> <p>(g) 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</p>		<p>requirements of this material with reference to Resource recovery orders and exemptions under the POEO Regulations 2014.</p> <p>e) The Emergency flood response plan deals with site management in a flood event. The MG SWMP includes a paragraph on requirements for management of the site in wet weather events.</p> <p>f) Site flows are shown conceptually on the ESCP</p> <p>g) Sediment control devices are designed to accommodate 1:5 and 1:100 ARI events and include Check dams, fences and energy dissipaters.</p>	
B18	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) include details of:</p> <p>(i) the flood emergency responses for the construction phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and users/visitors</p>	<p>Flood Emergency Response Plan (Martens August 2022)</p>	<p>a) prepared by martens engineering</p> <p>b) Section 1.1</p> <p>c) i) Section 3.4</p> <p>ii) Flood mapset</p> <p>iii) Section 3.2 and 3.7</p> <p>iv) Section 6</p> <p>v) Section 3.5</p> <p>vi) Section 3.8</p>	<p>C</p>

Number	Condition	Evidence	Recommendations and Findings	Status
B19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Section 11.2 of the CEMP	Section 11.2 a – d of the CEMP addresses drive code of conduct.	C
	Construction Parking			
B20	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that NSW Government 14 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956) construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	S138 certificate (dated 8 November 2022) and associated CPTMP	There is parking for up to 80 vehicles on site. some overflow on the street but this has been agreed to in the TMP as the road is not currently a road that is used to access any residences.	C
	Flood Emergency Management – Construction Phase			
B21	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; (b) appropriate management of materials on site; and (c) evacuation and refuge protocols	Appendix F of the CEMP Flood Emergency Management Sub Plan (Martens Consulting Engineers August 2022)	No materials stored in the 1:100 flood zone as this is outside of the boundary of works. Evacuation procedure for flooding is as per the procedure for any emergency evacuation	C
	Operational Noise – Design of mechanical Plant and Equipment			
B22	Prior to installation of mechanical plant and		No mechanical plant has been	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise & Vibration Assessment, dated 3 November 2021, prepared by Acoustic Logic and Appendix 8 (Acoustic Response Letter) of the Submissions Report for the New High School in Jerrabomberra SSD-24461956, dated March 2022 and prepared by Acoustic Logic have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in Appendix 8 (Acoustic Response Letter) of the Submissions Report for the New High School in Jerrabomberra SSD-24461956.		installed at the time of the audit.	
	Operational Waste Storage			
B23	Prior to the commencement of construction of the waste storage pad, the Applicant must obtain agreement from Council for the design of the 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 waste storage area: (a) is naturally ventilated or an air handling exhaust system must be in place; and (b) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins	CC1 dated 18 August 2022 TDK architectural drawing Site plan REV I dated 30 June 2022	Waste is being managed by a third party, therefore agreement with council is not required. The waste storage area design (TDK June 2022). The design of the area includes natural ventilation and the signage schedule includes the requirements of this condition. All details were provided to the certifier as part of CC1.	C
	Road and Pedestrian Infrastructure Upgrade Works			
B24	Prior to the commencement of construction of road and pedestrian infrastructure upgrade works as proposed in the EIS, RtS and subsequent additional		Road and pedestrian infrastructure upgrades have not yet commenced.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>information, the Applicant must submit plans and technical specifications for the proposed works to the satisfaction of the relevant roads authority, including:</p> <p>(a) the construction of a minimum of five (with best endeavours to provide seven spaces) additional on street parallel car parking spaces on the northern side of the stub road;</p> <p>(b) new pedestrian crossing across the future north road at its intersection with Environa Drive;</p> <p>(c) new pedestrian crossing on Jerrabomberra Parkway between Coachwood Avenue and Bicentennial Drive;</p> <p>(d) new footpath on the western side of Jerrabomberra Parkway north of the new crossing;</p> <p>and</p> <p>(e) widening of the shared path at the end of Coachwood Avenue to 2.5m.</p> <p>Notes: • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</p>			
	<p>Operational Access, Car Parking and Service Vehicle Arrangements</p>			
<p>B25</p>	<p>Prior to the commencement of construction of operational parking and access facilities, evidence</p>	<p>MG engineering structural design certificate for CC2. 5 October 2022</p>	<p>Operational parking areas are yet to be constructed. However the MG</p>	<p>C</p>

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier</p> <p>a) a minimum of 44 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and NSW Government 15 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956)</p> <p>(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</p>		<p>engineering structural design certificate, confirms compliance with /NZS 2890.1 & AS/NZS 2890.6 and swept path of services vehicles in accordance with AS/NZS 2890.2 (Clause B.25) (refer M+G Drawing JTS-CE-2061).</p>	
	Stormwater			
B26	<p>Prior to the commencement of works that involve any connection of a private stormwater drain to a public stormwater drain, approval for the works must be obtained from Council.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Council advises that stormwater from the site must be discharged into the public stormwater drain via an onsite detention (OSD) system at no cost to Council and in accordance with Queanbeyan-Palerang Council D5 Development Design Specification and be determined by a suitably qualified hydraulic consultant. • An in-ground Gross Pollutant Trap (GPT) targeting litter is to be installed in accordance with Council's D7 Erosion Control and Stormwater Management Specification. 	<p>Email correspondence 10-12 August 2022 QPRC and Hindmarsh Meeting invite to QPRC dated 2 August 2022</p>	<p>Connection to stormwater has not yet commenced. However consultation with Queanbeyan-Palerang Council has been ongoing as evidenced by email consultation and submission of plans and MUSIC modelling.</p>	NT
	Public Domain Works			
B27	<p>Prior to the commencement of any footpath or</p>	<p>Meeting invite for 2 August 2022 with</p>	<p>Footpaths and public domain works</p>	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	public domain works, the Applicant must consult with Council 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	QPRC	have yet to be commenced however consultation with council regarding this condition is ongoing as evidenced by email correspondence and meeting invites.	
Internal Noise Levels – Aircraft Noise				
B28	Prior to the commencement of construction (excluding site preparation and earthworks), the Applicant must provide evidence to the Certifier that the proposed building design complies with the recommended acoustic attenuation measures contained in Section 11 of the 'New High School in Jerrabomberra Environmental Noise and Vibration Assessment' (Ref: 20210459.2) prepared by Acoustic Logic and dated 3 November 2021.	CC1 18 August 2022	This was provided to the certifier as part of Crown Certificate 1 on the 18 August 2022.	C
PART C DURING CONSTRUCTION				
	Site Notice			
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:			
	(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the	Site visit	The site visit noted that the site notice complied with these conditions (refer photos in Appendix E)	C

Number	Condition	Evidence	Recommendations and Findings	Status
	builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.			
	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.	Onsite records: Excavator serviced 15 July 2022	Onsite is used as the equipment registration process. Does a check of last service date. The registration process does not allow non-compliant equipment to be brought to site.	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 (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	Induction Front fence	The audit found evidence that staff are aware of this requirement and there is no evidence to suggest that works are occurring outside of these hours.	C
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.		Works outside of hours in C3 have not occurred.	NT
C5	Construction activities may be undertaken outside		Works outside of hours in C3 have	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>of the hours in condition C3 and C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works</p>		not occurred	
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		Works outside of hours in C3 have not occurred	NT
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday</p>		No rock hammering, sheet piling or pile driving is required on this site. No substantial rock was encountered during excavation	NT
	Implementation of Management Plans			
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Weekly SQE inspection checklists from 2 September 2022 – 9 November 2022 Monthly SQE project review: 27/10/2022	The CEMP is being implemented as evidenced by regular inspections.	C

Number	Condition	Evidence	Recommendations and Findings	Status
		<p>Monthly EIG001 Soil, erosion and surface run off 19/20/10/2022 SWMS field inspection 11/10/2022 SWMS field inspection 16/9/2022 Environment and sustainability checklist 15/9/2022 and 2/9/2022</p>		
	Construction Traffic			
C9	<p>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>CTMP as approved by Council as part of the Section 138 Certificate in Nov 2022. Draft documentation was provided to council in July – August 2022 (email evidence)</p>	<p>Carparks for 80 vehicles are provided on site. North Stubb Road and the bus lane are part of the site and do not currently access to anywhere.</p>	C
	Hoarding Requirements			
C10	<p>The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<p>Site visit</p>	<p>The site visit did not note any advertising or graffiti.</p>	C
	No Obstruction of Public Way			
C11	<p>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>	<p>Site visit</p>	<p>There was no obstruction of any public way.</p>	C
	Construction Noise Limits			
C12	<p>The development must be constructed to achieve the construction noise management levels detailed</p>	<p>Acoustic Logic Noise and Vibration management sub plan (July 2022)</p>	<p>The Acoustic Logic CNVMSP</p>	C

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>		<p>notes that the Noise Management levels will be exceeded at some receivers based on worst case scenario. The NVMSP suggests that the greatest noise impact will be at the residences immediately to the south of the site and some to the north east of the site. Noise levels will generally exceed the NML but will be less than the HNAL. Therefore, “reasonable and feasible” mitigation should be applied in accordance with the “Control of Construction Noise and Vibration –Procedural Steps” affected residential receiver in the residential blocks. The Noise Vibration Management sub plan does not require any monitoring to be undertaken to check noise levels, except in response to complaints. There have been no complaints to date.</p> <p>All other requirements of the plan including adherence to working hours, consultation with stakeholders were found to be compliant.</p>	

Number	Condition	Evidence	Recommendations and Findings	Status
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.	Site induction material Pre start material	This requirement is provided in induction material.	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.	Site induction material	Equipment must come to site unmodified, therefore Hindmarsh in order to comply with its own safety requirements does not modify equipment to include quakers.	C
	Vibration Criteria			
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).		The noise and vibration assessment indicates that vibration at residences is not likely to be exceeded	C
C16	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 C15.		All works are greater than 30 m away	NT
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, required as part of the CEMP required by condition B15 of this consent.		Noted	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	Tree Protection			
C18	<p>The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, required as part of the CEMP required by condition B15 of this consent. (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; NSW Government 18 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956) (b) all street trees immediately adjacent to the site 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; and (c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater</p>	<p>Site visit and staff interviews Environmental Impact Statement New High School in Jerrabomberra SSD-24461956 (Mecone Nov 2021))</p>	<p>There are no trees on site.</p>	<p>NT</p>
	Air Quality			
C19	<p>The Applicant must take all reasonable steps to</p>	<p>Water cart</p>	<p>A water cart was noted during the</p>	<p>C</p>

Number	Condition	Evidence	Recommendations and Findings	Status
	minimise dust generated during all works authorised by this consent	Site visit	site visit. Material is being progressively compacted and despite some wind during the site visit, there was no dust being generated.	
C20	During construction, the Applicant must ensure that:			
	(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces	Grids at exit points. Haul roads	There was no evidence of windblown dust or mud tracking on the road. Street sweeping occurs once a week or as required.	C
	Imported Fill			
C21	The Applicant must:			
	(a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request		The site is a cut fill balance and there is no imported material being brought to site.	C
	Disposal of Seepage and Stormwater			
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written	ESCP included in CC1 Site visit	The ESCP does not allow off site discharge, all construction water is contained within the site.	C

Number	Condition	Evidence	Recommendations and Findings	Status
	approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter			
	Emergency Management			
C23	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Site induction Emergency Management plan Appendix B – Standing Orders Training on emergency evacuation 25/10/2022 Site visit	Standing orders detail all the different emergency scenarios Emergency evacuation training occurred in October 2022 with 30 people on site at the time of the training. Emergency assembly point is sign posted.	C
	Stormwater Management System			
C24	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:	MG consulting Stormwater Drainage Plan Rev L 18.08.2022 M&G Consulting Engineers Structural & Civil design certificate 5 October 2022		C
	(a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the RtS; (c) incorporate the relevant mitigation measures contained in Section 7 of the Watercourse and Riparian Impact Assessment, prepared by Eco Logical Australia Pty Ltd and dated 22 September 2022; (d) be in accordance with applicable Australian Standards; and NSW Government 19 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956)	Landscape drawing LA-4009 Landscape drawing LA-4013 Custom Plumbing Certification 19 December 2022	a) M+G consulting Engineers specialises in stormwater design b)The conceptual design by M+G was accepted and implemented by Cord Civil (the Hindmarsh civil contractor) The CEMP contains the soil and erosion management plan re issued by Cord with their logo the drawing c) Section 7 of the Watercourse and Riparian Impact Assessment mitigation measures were implemented as part of HCAs CC1	C

Number	Condition	Evidence	Recommendations and Findings	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.		application including: <ul style="list-style-type: none"> • Vegetated buffer and biofiltration swale) refer Landscape drawing LA-4009 which shows the 'native grassland' area that remains to satisfy this condition. • Installation of permeable paving is noted on LA-4013 d) Custom Plumbing have certified that the stormwater drainage is in accordance with AS3500.3:2018 e) The conceptual design by M+G Engineers has been adopted and meets these requirements. Custom Plumbing have certified that the stormwater drainage is in accordance with AS3500.3:2018	
	Unexpected Finds Protocol – Aboriginal Heritage			
C25	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the	CEMP section 16.7	CEMP section 16.7 includes an unexpected finds protocol. There have been no unexpected finds to date.	C

Number	Condition	Evidence	Recommendations and Findings	Status
	management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary			
	Unexpected Finds Protocol – Historic Heritage			
C26	If any unexpected archaeological relics are uncovered during the work, then	CEMP 16.8	CEMP section 16.8 includes an unexpected finds protocol	C
	(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary		There have been no unexpected finds to date.	
	Waste Storage and Processing			
C27	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 visit	The site visit noted that waste bins are provided and found no evidence of waste being blown or disposed of on neighbouring properties.	C
C28	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		Recycled material and concrete waste have been removed – this is recorded in the waste register.	C

Number	Condition	Evidence	Recommendations and Findings	Status
C29	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 visit	Only chutes are washed on site. Hardened waste concrete from chute wash out is disposed of as demolition waste off site.	C
C30	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.	Tiger Waste – waste register dated 16 November	The waste register for September and October did not record any waste as the project is in the very early stages and no waste had been removed from site The waste register for August recorded one bin of mixed demolition waste which was 90% recycled.	C
C31	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.		No Asbestos or any other contaminated material has been encountered on site to date.	NT
	Outdoor Lighting			
C32	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		External lighting has not yet been constructed	NT
	Independent Environmental Audit			
C33	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020)	Independent Audit Post Approval Requirements (2020)	The auditor has conducted the audit in accordance with the majority of these requirements. It is noted that the Independent	NC

Number	Condition	Evidence	Recommendations and Findings	Status
			Audit Post Approval Requirements require that the first audit be undertaken within 12 weeks of construction commencement and that the first audit was commenced on the 24 November 202 and completed on the 21 December 2022, which is after 12 week period and the Construction commencement was on the 22 August 2022.	
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE correspondence dated 29 August 2022	Natascha Arens was approved by DPE as the independent auditor on the 29 August 2022	C
C35	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval NSW Government 20 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956) Requirements (2020), upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced		Noted	NT
C36	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C34 of this consent, or condition C35 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of	Independent Audit Post Approval Requirements (2020)	This is the first of the project. A response document will be prepared after the issue of this audit report to the proponent.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary			
C37	Independent Audit Reports and the Applicant'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 Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary	Independent Audit Post Approval Requirements (2020)	This is the first audit of the project. This period had not lapsed at the time of the audit	NT
C38	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020) 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 independent operational audits have demonstrated operational compliance.		Noted	NT
	Operational Readiness Work			
C39	Operational readiness work must not commence on site until the following details have been submitted to the Certifier:			NT
	(a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>areas of the site still under construction;</p> <p>(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</p> <p>(d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.</p>			
C40	Operational readiness work must only be undertaken in accordance with the details submitted under condition C39 and the following requirements:			NT
	<p>(a) no more than 15 staff are involved in operational readiness work;</p> <p>(b) no more than 5 vehicles must access the school related to the operational readiness work;</p> <p>(c) no students or parents are permitted; and</p> <p>(d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</p>			NT
	PART D PRIOR TO COMMENCEMENT OF OPERATION			
	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.			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	Use Agreement – Car Parking			
D2	At least two weeks prior to the commencement of operation, the Applicant must provide the Planning Secretary evidence of a signed Share Use Agreement between the Applicant and Queanbeyan–Palerang Regional Council allowing the shared use of the public parking available at the David Madew Regional Park located on the south eastern side of the site, to ensure suitable access to parking is provided for the development.			NT
	External Walls and Cladding			
D3	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			NT
D4	The Applicant must provide to the Planning Secretary, a copy of the documentation given to the Certifier within seven days after the Certifier accepts it			NT
	Works as Executed Plans			
D5	Prior to the commencement of operation, works-as-executed plans 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			NT
	Warm Water Systems and Cooling Systems			
D6	The installation of warm water systems and water cooling systems (as defined under the Public Health			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (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.			
	Outdoor Lighting			
D7	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:			NT
	(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (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			NT
	Mechanical Ventilation			
D8	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:			NT
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	NSW.			
	Operational Noise – Design of Mechanical Plant and Equipment			
D9	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in Appendix 8 (Acoustic Response Letter) of the NSW Government 22 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956) Submissions Report for the New High School in Jerrabomberra SSD-24461956 dated March 2022 and prepared by Acoustic Logic have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in Appendix 8 (Acoustic Response Letter) of the Submissions Report for the New High School in Jerrabomberra SSD-24461956.			NT
	Fire Safety Certification			
D10	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			NT
	Structural Inspection Certificate			
D11	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 Certifier. A copy			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary 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			NT
	Compliance with Food Code			
D12	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 have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			NT
	Post-construction Dilapidation Report – Protection of Public Infrastructure			
D13	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:			NT
	(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>condition B5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested</p>			
	Repair of Public Infrastructure			
D14	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p>			NT
	<p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>			NT
	Road Damage			
D15	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be</p>			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	met in full by the Applicant			
	Post-Construction Survey – Adjoining Properties			
D16	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:			NT
	(a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested			NT
D17	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			NT
	Road and Pedestrian Infrastructure Works			
D18	Prior to the commencement of operation, the			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>Applicant must complete the road and pedestrian infrastructure upgrade works approved under condition B24 to the satisfaction of the relevant roads authority.</p> <p>Notes: • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</p>			
	Bus Operations			
D19	<p>A minimum of 8 months prior to operation of the use, the NSW Department of Education/operator of the school shall contact the TfNSW Rural and Regional Contracts team to enable discussions with bus operators. This is required to ascertain whether TfNSW can vary existing school bus routes under a Bus Service Alteration Request (BSAR) with existing buses or determine if a new service is required.</p>			NT
	School Student Transport Scheme			
D20	<p>Prior to the operation of the school, the NSW Department of Education/operator of the school shall contact the TfNSW Rural and Regional Contracts team and provide the required information to enable the school to be registered on the School Student Transport Scheme (SSTS) portal which will</p>			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	allow students to enrol for a bus pass			
	Bicycle Parking and End-of-Trip Facilities			
D21	Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier			NT
	(a) the provision of a minimum 114 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; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: • All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority			NT
	School/Pedestrian Crossing Facilities			
D22	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority.			NT
	School Zones			
D23	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>be installed, inspected by TfNSW and handed over to TfNSW.</p> <p>Note: • Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority. • Liaise with the TfNSW Community Partnering South East Tablelands Precinct Team regarding the above , at least 12 weeks prior to commencement of operation.</p>			
D24	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			NT
	School Transport Plan			
D25	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must			NT
	<p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> (i) 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; (ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; (ix) operational management measures to ensure students who drive themselves to school park in the David Madew Oval Park carpark (subject to 			

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>Condition D2) and not on the surrounding streets including Bayside Circuit, Palm Circuit, Coachwood Avenue, Environa Drive and the northern stub road; and NSW Government 25 New High School in Jerrabomberra Department of Planning and Environment (SSD-24461956)</p> <p>(d) 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 plan;</p> <p>(e) commitment/measures by the Applicant to support Council in the design of the northern stub road to include an extension and link to the South Poplars Stage 2 development area and that a suitable level of on-street and/or off-street parking be provided as part of that development; and</p> <p>(f) a monitoring and review program every 6 months of the operation of the school and for the School Transport Plan to be updated annually in consultation with Council, TfNSW and the school community/parents.</p>			
	Utilities and Services			
D26	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p> <p>Note: • Council advises that plumbing and drainage should be inspected at the relevant stages of construction in accordance with Council’s inspection schedule.</p>			NT
	Stormwater Operation and Maintenance Plan			

Number	Condition	Evidence	Recommendations and Findings	Status
D27	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:			NT
	(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			NT
	Signage			
D28	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			NT
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			NT
	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:			NT
	(a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	(Waste) Regulation 2014 and the Waste Classification Guideline (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 in EIS			
	Landscaping			
D31	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) and the recommendations of the Bushfire Protection Assessment, prepared by Eco Logical Australia and dated 17 September 2021			NT
D32	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:			NT
	(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) comply with the recommendations of the Bushfire Protection Assessment, prepared by Eco Logical Australia and dated 17 September 2021; and (c) be consistent with the Applicant's Management and Mitigation Measures in the EIS.			NT
	Bush Fire Evacuation and Emergency Planning			
D33	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</p>			
	<p>Operational Flood Emergency Management Plan</p>			
<p>D34</p>	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p>			<p>NT</p>
	<p>(a) has been prepared by a suitably qualified and experienced person(s); (b) has been prepared in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7; (c) incorporates and complies with all advice provided by NSW State Emergency Service at D34(b); (d) addresses the provisions of the Floodplain Risk Management Guidelines (EHG); (e) incorporates the following: (i) the flood emergency management protocols for operational phase of the development; (ii) predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors; (iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent</p>			<p>NT</p>

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>with SES advice; (iv) provides clear emergency management triggers and responses; (v) details of flood warning time and flood notification; (vi) details assembly points and flood free routes where required; (vii) identifies clear roles and responsibilities for emergency flood management within the school; (viii) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed (ix) provide clear messaging and communication protocols; (x) includes clear requirements that the Plan be regularly reviewed; (f) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members; and (g) include details of signage erected along the internal eastern footpath and pedestrian entry (at a minimum) to provide warning of the high risk flood area on the site as identified in the Flood Assessment Report (Ref: P2108170JR01V03), prepared by Martins & Associated Pty Ltd and dated 22 September 2021</p>			
D35	<p>A copy of the Flood Emergency Management Plan (required by condition D34) must be provided to the Planning Secretary for information.</p>			NT
	PART E POST OCCUPATATION			
	Out of Hours Event Management Plan			

Number	Condition	Evidence	Recommendations and Findings	Status
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:			NT
	(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) 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 site, where applicable, restricting use before 8am and after 10pm, ensuring that attendees of events have left the school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry			NT
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.			NT
E3	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			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	submit it to the Council and Planning Secretary for information. 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) 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 site, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry.			NT
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.			NT
	Operation of Plant and Equipment			
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner			NT
	Warm Water Systems and Cooling Systems			
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	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			
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.			NT
	Operational Noise Limits			
E8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the New High School in Jerrabomberra Environmental Noise and Vibration Assessment, prepared by Acoustic Logic, dated 3 November 2021 and in Appendix 8 (Acoustic Response Letter) of the Submissions Report for the New High School in Jerrabomberra SSD-24461956 dated March 2022 and prepared by Acoustic Logic.			NT
E9	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development (including following commencement of any ongoing out of school hours community use subject to a shared use agreement). The monitoring program must be carried out by an appropriately qualified person and a monitoring			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Appendix 8 (Acoustic Response Letter) of the Submissions Report for the New High School in Jerrabomberra SSD-24461956 dated March 2022 and prepared by Acoustic Logic. 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.</p>			
	<p>Unobstructed Driveways and Parking Areas</p>			
<p>E10</p>	<p>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</p>			<p>NT</p>
	<p>School Transport Plan</p>			
<p>E11</p>	<p>The School Transport Plan required by condition D25 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.</p>			<p>NT</p>

Number	Condition	Evidence	Recommendations and Findings	Status
	Ecologically Sustainable Development			
E12	Unless otherwise agreed by the Planning Secretary, within twelve 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 B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			NT
	Landscaping			
E13	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.			NT
	Asset Protection Zones and Bush Fire Protection Measures			
E14	The bush fire protection measures listed in part 3 of the Bush Fire Assessment report by Ecological dated 17 September 2021 ref: 21CAN_17658 shall be maintained for the duration of the occupation of the development.			NT
	Bush Fire Emergency Management and Evacuation Plan			
E15	The site must be managed and operated in accordance with the Bush Fire Emergency			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	Management and Evacuation Plan required by condition D33			
	Outdoor Lighting			
E16	Notwithstanding condition D7, 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			NT
	Signage			
E17	Any signage approved by under the consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of occupation of the development.			NT
E18	The illumination of signage and LED screen must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.			NT
E19	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting			
E20	The LED sign must not			
	(a) dazzle or distract drivers due to colouring of the digital content; (b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers;			NT

Number	Condition	Evidence	Recommendations and Findings	Status
	(d) display advertising or messages which contain fully animated or video/movie style advertising or images; (e) display advertising material unrelated to the school; (f) be used for any live television, satellite, internet or similar broadcast; (g) emit sound; and (h) must have a default setting that will display an entirely black display area when no content is being displayed or if a malfunction occurs			

Appendix B Auditor CV

Appendix C Audit consultation

Independent audit of the New Jerrabomberra Highschool



Natascha Arens

To [redacted]@qprc.nsw.gov.au

👤 Reply Reply All → Forward 📧 ⋮

Thu 24/11/2022 2:06 PM

Good afternoon Derek,

I am the approved independent auditor for the above project (SSD- 24461956). As required by the Independent Audit Post Approval Requirements (2020), consultation with relevant stakeholders is required as part of the audit process. Are there any matters that QPRC would like addressed as part of the audit process.

If you could provide a response at your earliest convenience and within the next week that would be much appreciated.

Kind regards

NATASCHA ARENS
GENERAL MANAGER OPERATIONS

M. [redacted] D. 02 8202 8333
E. natascha.a@ngiconsulting.com.au
17/21 Mary St Surry Hills NSW 2010



NSW · ACT · QLD · VIC
WWW.NGHCONSULTING.COM.AU



NGH acknowledges that we work on the traditional lands of First Nations people across Australia and recognises the enduring connection to the land. We pay our respects to elders, past present and emerging.

SSD- 24461956 New Jerrabomberra High School



Natascha Arens

To ● DPE PSVC Compliance Mailbox
Cc ● compliance@planning.nsw.gov.au

👤 Reply Reply All → Forward 📧 ⋮

Thu 24/11/2022 2:14 PM

I am the approved independent auditor for the above project. The scope of this audit will broadly include:

- Conditions of consent applicable to the construction phase of the project
- All post approval documents required by the conditions of consent (e.g. implementation of Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMPs

As required by the Independent Audit Post Approvals Requirements (2020), I am consulting with relevant stakeholders. Are there any other matters that the Department would like addressed as part of this first compliance audit?

Kind regards

NATASCHA ARENS
GENERAL MANAGER OPERATIONS

M. [redacted] D. 02 8202 8333
E. natascha.a@ngiconsulting.com.au
17/21 Mary St Surry Hills NSW 2010



NSW · ACT · QLD · VIC
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Appendix D Statement of independence

Independent Audit Report Declaration Form

Project Name: New Jerrabomberra High School

Consent Number SSD-24461956

Description of Project The new Jerrabomberra High School will have 25 flexible learning spaces including 3 support learning spaces in modern facilities to accommodate approximately 500 students. The approved project includes Construction and operation of a new high school, comprising:

- site preparation including bulk earthworks
- construction of school buildings up to three storeys in height
- including administration/staff areas, library and hall
- covered outdoor learning area, general learning spaces and amenities
- car parking and bicycle parking
- associated works including site landscaping, walkways, central plaza, outdoor games courts, fencing and signage
- drainage works and school signage
- associated infrastructure upgrades including bus bays, drop-off/pick-up facility, on-street car parking and pedestrian infrastructure.

Project Address Lot 2 DP 1277158, 101 Environa Drive, Environa (previously known as part of Lot 1 DP 1263364, part of 300 Lanyon Drive, Jerrabomberra)

Proponent: School Infrastructure

Title of Audit: Independent Audit New Jerrabomberra High School

Date: 6 December 2022

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 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.


Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an

audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor Natascha Arens



Signature

Qualification B App Sc; MBEM, Exemplar Global Lead Auditor

Company NGH PTY LTD

Company Address 17/21 Mary Street Surry Hills NSW 2010

Appendix E Site photos



Site Notice



Site boundary showing fencing



End of line sediment controls



Waste separation



Compacted site to limit dust generation



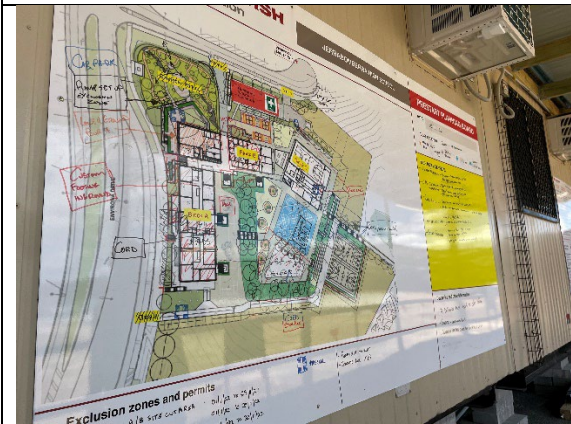
Rumble grids and rip rap at exits



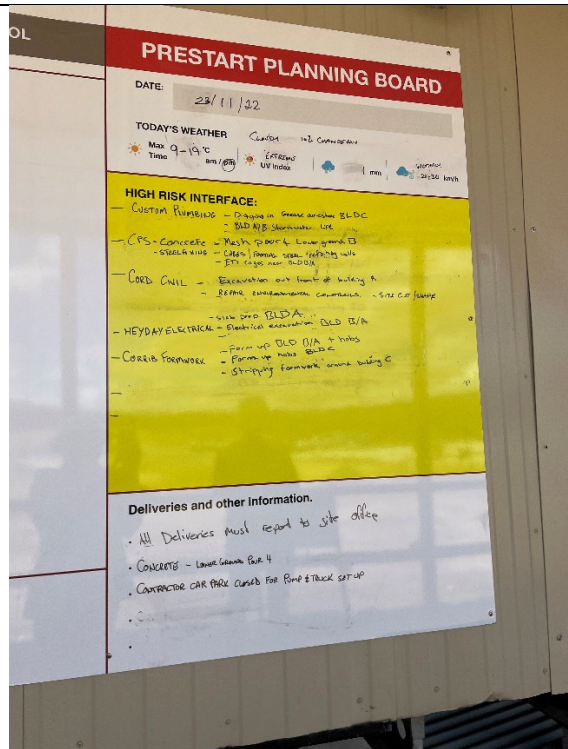
Separated concrete



Water cart



Site layout and controls



Pre start planning