



# Independent Audit Report #1

MURRUMBATEMAN PUBLIC SCHOOL – SSD 11233241

MAY 2022

## 1. REVISIONS

Revision	Date	Report No.	Description	Prepared By	Approved By
1	05/05/2022	J1866220505.1	Draft to client	M. Williams	R. Johnson
2	19/05/2022	J1866220519.2	Final to client	M. Williams	R. Johnson

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<b>Project Name</b>	Murrumbateman Public School
<b>Consent Number</b>	SSD 11233241
<b>Description of Project</b>	<p>Construction and operation of a new primary school for the Murrumbateman community to accommodate up to 370 students.</p> <p>The Project includes:</p> <ul style="list-style-type: none"> <li>- Site preparation works including remediation, demolition and excavation</li> <li>- Construction of new buildings</li> <li>- Landscaping and</li> <li>- Other works including fencing, drainage works, parking, drop-off/pick-up facility, street bus bay and school signage.</li> </ul>
<b>Project Address</b>	2 Fairley Street, Murrumbateman Lot 302 DP1228766
<b>Proponent</b>	NSW Department of Education

## EXECUTIVE SUMMARY

The conditions of consent (CoC), issued for State significant development SSD 11233241 (26 October 2021) require, under condition C36, independent audits of the development to be carried out. This independent audit report satisfies that requirement.

The audit has been conducted in accordance with:

- the requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (Department of Planning and Environment, May 2020) and
- the processes and practice procedures identified in AS/NZS ISO 19011:2019 - Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the review of compliance undertaken by Aspect Environmental Pty Limited (Aspect). The audit process comprised pre-site audit documentation review, stakeholder scoping review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The site inspection and interviews were conducted on 05 April 2022. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A) and in the photo log provided (Appendix F).

Consultation was undertaken with the Department of Planning and Environment and Yass Valley Council (Appendix C).

It was found that the site was generally compliant, and the project was being managed in accordance with the requirements of the SSD 11233241 consent. Of the 119 CoC relevant to the current audit, the following findings of compliance were made:

- 55 compliant
- 1 non-compliant and
- 50 not triggered.

Environmental performance of the development was considered satisfactory with no significant discernible offsite impacts at the time of the audit and appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the first independent environmental construction audit completed for the Project.

The audit protocol and findings are summarised in Section 3 of the report and provided in detail in Appendix A.

The audit concludes that the Murrumbateman Public School is being constructed generally in compliance with the requirements of the SSD.

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Glossary	
Audit	Systematic, independent and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures or requirements.
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria.
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
Audit client	Organisation or person requesting an audit.
Auditee	Organisation being audited.
Auditor	Person with competence to conduct an audit.
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit.
Audit scope	Extent and boundaries of an audit.
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Improvement opportunity	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

## 1. INTRODUCTION

### 1.1. Project Background

The Yass Primary School Community Group (SCG) is located within the Yass Valley Council LGA in regional NSW and borders the Australian Capital Territory (ACT) to the south. Due to the proximity to the ACT and the distant location of Berinba Public School (the NSW primary school in the local catchment) relative to Murrumbateman, students from local townships in the southern part of the Yass Primary SCG catchment often attend government and non-government schools in the ACT. Projections indicate there is a concentration of unmet demand of 435 students by 2036 in the Murrumbateman region. Demand for schooling in the region is anticipated to experience additional growth from:

- ACT enrolment policy changes, which are expected to reduce cross-border student enrolments and
- 900 additional dwellings in the Murrumbateman region, which will yield an estimated 150 additional primary school students.

Given this strong demand and service need, the NSW Government identified a primary school at Murrumbateman as one of the 40 new and upgraded schools committed to for planning and delivery.

The following works are being completed:

- **Construction of new buildings:**
  - Construction of a new two-storey building to the north of the site (Block A) which will include administration, library and special program spaces.
  - Construction of new two-storey buildings to the east of the site (Blocks B & C) which will include teaching and flexible learning spaces.
  - Construction of a single storey building to the west of the site (Block D) which include a hall and canteen.
- **Landscaping:**
  - Landscaping works throughout the site, including construction of outdoor play areas and sports court
  - Integrated landscaping
- **Other works:**
  - On-site parking lot with 40 spaces
  - Bicycle parking
  - Drop-off/pick-up facility
  - Street bus bay
  - Drainage works
  - School signage
  - Fencing.

### 1.2. Project Location

The site is located at 2 Fairley Street, Murrumbateman, and is legally described as Lot 302 DP1228766. The site is irregular in shape, with an area of 15,434.92m<sup>2</sup> and frontages of

approximately 217m to Barton Highway and 83m to Fairley Street (Figure 1-1). The site is located at the northern end of the Murrumbateman village, which is characterised by a mix of uses including low density residential and some commercial development.

Murrumbateman is the second largest settlement in the Yass Valley Council local government area (LGA) (behind Yass) with a population of approximately 3,200.

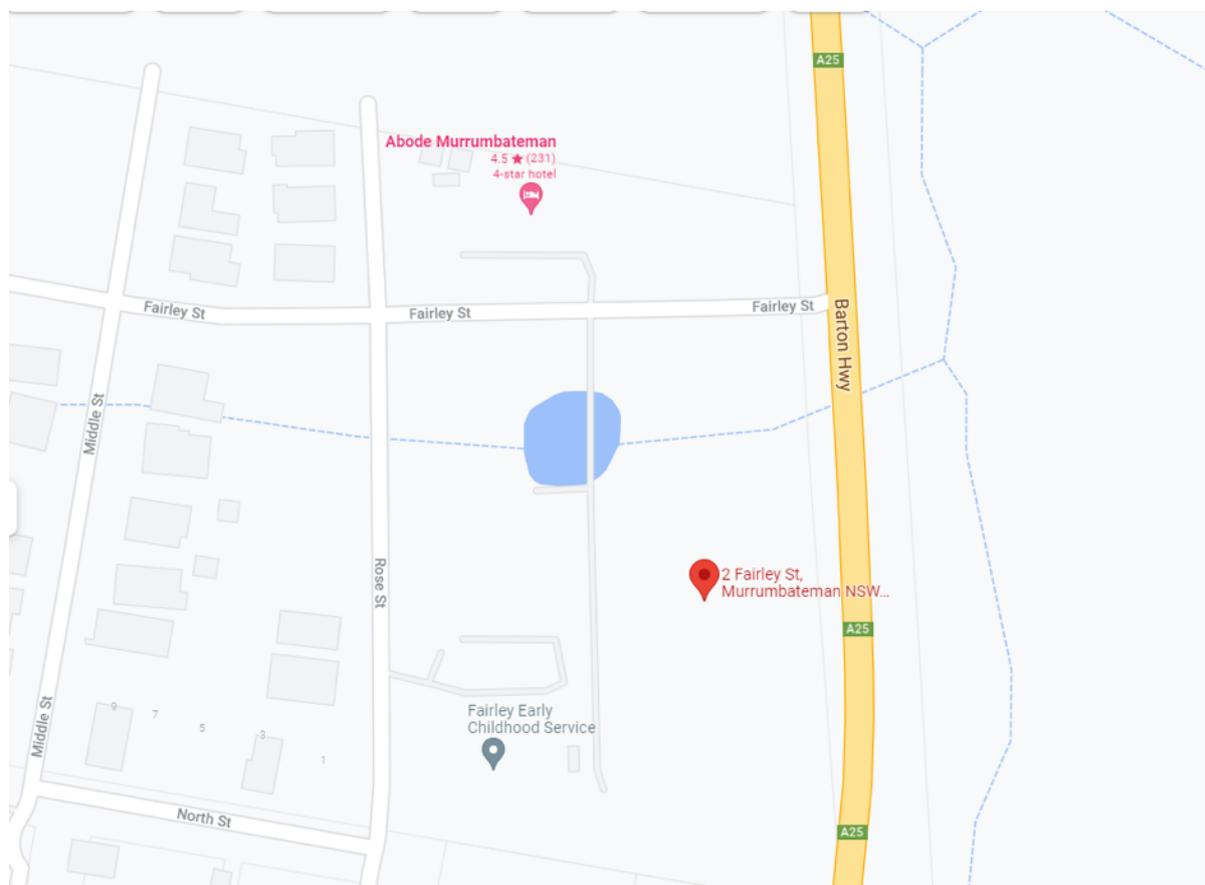


Figure 1-1 Site location (Google maps, February 2022)

### 1.3. State Significant Development

The Murrumbateman Public School development is a State significant development (SSD 11233241) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 26 October 2021.

The conditions of the SSD 11233241 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A38)
- Part B - Prior to Commencement of Construction (B1-B26)
- Part C - During Construction (C1-C42)
- Part D - Prior to Commencement of Operation (D1-D31) and
- Part E - Post Occupation (E1-E13).

The SSD instrument also provides definitions for key terms used within the conditions and two Appendices.

#### 1.4. Audit Objectives

The objective of this Independent Audit is to satisfy SSD 11233241 CoC C36 that states:

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

This Independent Audit was completed to fulfill the requirements of CoC C36 and to verify compliance, or otherwise of the Project against the relevant CoC and provide an objective evaluation of environmental performance of the development.

#### 1.5. Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 11233241 and by the expectations of the IAPAR.

The audit findings (Appendix A) identify the relevant criteria and the performance in terms of audit evidence collected or observed against the criteria to verify compliance during the course of conducting the audit.

#### 1.6. Audit Scope

The scope of auditing requirements has been based on consideration of:

- The project SSD EIS (Mecone NSW, June 2021) and associated Response to Submission documentation.
- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
  - to support the administrative conditions (Part A)
  - prior to commencement of construction (Part B) and
  - during construction (Part C)
- The independent auditing requirements and expectations specified in the IAPAR (2020).

The audit scope consisted of:

- An assessment of compliance with CoC and other relevant approvals and licences.
- An assessment of environmental performance of the development, including:
  - an assessment of actual impacts compared to predicted impacts documented in the EIS
  - an assessment of incidents, non-compliances and complaints that have occurred on the project
  - an assessment of feedback received from the DPE, and Yass Valley Council and
  - an assessment of the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
- A high-level assessment of the adequacy of the Project's environmental management plans and sub-plans.

- Any other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination).

#### 1.7. Audit Period

This audit report presents the findings from the first independent audit for the Project covering the period from the commencement of construction on 31 January 2022 through to 05 April 2022.

## 2. AUDIT METHODOLOGY

### 2.1. Selection and Endorsement of Auditor

In accordance with CoC C36 and Section 3.1 of IAPAR, independent auditors must be suitably qualified, experienced, independent of the Project and appointed by the Planning Secretary.

The audit team comprises:

- Richard Johnson: EMS Internal Auditor – Det Norske Veritas 1997 RABQSA/Exemplar Global Certified Certificate No.: 204520.
- Mathew Williams: Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187.

Approval of the Audit Team was provided by DPE on 11 February 2022 (Appendix B).

A statement of independence is provided in Appendix D to identify that no actual or perceived conflict exists in the performance of the independent audit.

### 2.2. Independent Audit Scope Development

The DPE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the IAPAR. These requirements apply to all SSD where an independent audit is required by the CoC.

Requirement for further development of the scope of the audit was considered through agency consultation (DPE and Yass Valley Council) and review of complaints registers and additional licence, permit or approval requirements.

#### Consultation

Aspect consulted with Yass Valley Council and DPE Compliance to obtain their input into the scope of the Independent Audit. A summary of the feedback received is provided in Table 2-1. Evidence of consultation is contained in Appendix C.

Table 2-1 Agency consultation outcomes

Stakeholder	Comment	How Addressed
<b>DPE Compliance</b>	The Department requested that the auditor considers noise, air quality, erosion and sediment, including mud tracking onto public roads, traffic and complaints management.	Addressed in Appendix A (Audit Protocol).
<b>Yass Valley Council</b>	Yass Valley Council did not provide a response.	None required.

## Complaints Register

A review of documentation identified various means of registering a complaint for the Project. Complaints may be recorded via the project's website [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au) or alternatively via the 24-hour contact numbers of the Project/ Site Management Team directly. Each of which would be directed back to the single point source for collation and any subsequent action.

### 2.3. Opening Meeting – Site Audit

The audit commenced with an opening meeting. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Mathew Williams (Lead Auditor, Aspect Environmental)
- Paul Todhunter (Project Manager, Hansen Yuncken) and
- Joe Prego (Project Manager, Savills).

### 2.4. Closing Meeting – Site Audit

The site audit closing meeting was held on the same day. The site audit closing meeting was attended by:

- Mathew Williams (Lead Auditor, Aspect Environmental)
- Paul Todhunter (Project Manager, Hansen Yuncken) and
- Joe Prego (Project Manager, Savills).

It was identified that during the post-site audit phase further review of records and documentation would be undertaken prior to the issue of the draft audit findings. This process would provide the project with the ability to provide further evidence for verification (if required/available) against the audit criteria that may not have been identified or accessible at the time of the site audit. Provision of any such evidence would enable the compliance assessment to be reviewed prior to issue of the draft audit findings, although it was identified that the review of supplementary evidence would not automatically change an audit finding.

### 2.5. Site Interviews

Site interviews were conducted on 05 April 2022. The site interviews were conducted with the project management team.

### 2.6. Site Inspection

An inspection of the entire project site was carried out on 05 April 2022. The site inspection was accompanied by the site management team.

The site inspection comprised a walkover of the defined construction footprint (including external boundary where accessible) and included internal and external work environments.

## 2.7. Evaluation of Compliance

The audit findings are based on verifiable evidence either sighted, reviewed, collated or observed. The following methods were used to obtain verifiable evidence relevant to the audit scope:

- Review of project records, documentation and reports including physical and digital versions either provided directly by project representatives or available as published, publicly available information online.
- Interviews with construction project personnel.
- Correspondence with third-party stakeholders.
- Site inspection, including collection of photographic evidence.

A review of verifiable evidence was undertaken against the identified audit criteria to determine the level of compliance.

## 2.8. Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories using the descriptors from Table 2 of the IAPAR as follows:

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

Observations and notes may also be made to provide context and provide opportunities for improvement.

## 2.9. Review and Response to Draft Independent Audit Report

The draft Audit Report was provided to Hansen Yuncken for review on 05 May 2022 to allow an opportunity to provide any additional information before finalising the Audit Report.

A draft audit report finding would generally only be revised in instances where the auditor is satisfied that the additional information or evidence provided is sufficient to determine that an error of fact or misunderstanding has taken place, and this is adequately supported by the provision of additional objective audit evidence that was not available at the time of site audit. Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

No change was made to the Audit Report following the proponent's review.

### 3. AUDIT FINDINGS

This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

#### 3.1. Project Boundary and Setting

The project boundary is identified by the boundaries of SSD 11233241 as shown in Figure 3-1 below.

Documentation relevant to the audit scope was made available pre-site audit for information and review. Follow-up documentation was provided post-site audit to address questions or items raised at the time of the site audit, during the closing meeting or identified in the draft audit findings.



Figure 3-1 Aerial photograph of site showing boundary of SSD 11233241 (Six maps, February 2022)

#### 3.2. Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approved and other relevant documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3-2.

Table 3-1 Approval and document list

Approval Reference	Document Details
<b>Environmental Impact Statement</b>	Mecone NSW Pty Limited, June 2021
<b>State significant development consent instrument</b>	SSD 11233241 dated 26 October 2021
<b>B9 Community Consultation Strategy</b>	Community Consultation Strategy (November 2021)
<b>B10 Ecologically Sustainable Development report</b>	ESD (Steensen Varming, Rev 03, dated 12/05/2021)
<b>B14 Construction Environmental Management Plan (CEMP)</b>	CEMP (Hansen Yuncken, Rev 3, dated 14/12/2021)
<b>B15 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b>	CTPMSP (Ason Group, Rev III, 14/12/2021)
<b>B16 Construction Noise and Vibration Management Sub-Plan (CNVMSP)</b>	CNVMSP (Pulse White Noise Acoustics (PWAN), Rev 5, 13/12/2021)
<b>B17 Construction Waste Management Sub-Plan (CWMSP)</b>	CWMSP (Eccell Environmental Management, Rev 3, dated 13/11/2021)
<b>B18 Construction Soil and Water Management Sub-Plan (CSWMSP)</b>	CSWMSP (Northrop Consulting Engineering, Rev 2, dated 7/12/2021)
<b>B19 Construction Worker Transport Strategy</b>	Construction Worker Transport Strategy (Ason Group, Rev II, dated 13/12/2021)
<b>B20 Acoustic Assessment</b>	Acoustic Assessment (PWAN, Rev 6, 10/06/2021)
<b>B21 Bushfire Assessment</b>	Bushfire Assessment (Peterson Bushfire, dated 30/04/2021)
<b>C19 Arboricultural Development Impact Assessment Report</b>	Arboricultural Development Impact Assessment Reports (Wade Ryan Contracting, dated 04/06/2021).
<b>C26 Aboriginal Heritage Report</b>	Aboriginal Heritage Assessment Report (Ecological, Rev5, dated 10/06/2021)
<b>C22 Imported Fill</b>	Sighted imported materials tracking register identifying imported material volumes/ quantity, source location.  Sighted Holcim DGB raw material dispatch dockets dated 20/01/22 and 21/01/22.
<b>C24 Emergency Management</b>	Emergency Response Management Plan Rev 1.1 dated 30/06/21

Table 3-2 Construction site document list

Document Details	Document Details & Observations
<b>Equipment Induction Records</b>	Hansen Yuncken plant and equipment certification stickers (including last service details) were observed on items of plant. See Appendix F - Photo Log Photo 3.
<b>Site Induction</b>	Sighted induction presentation – Hansen Yuncken 1. Safety Induction_ HY Powerpoint Project Induction Rev1 MURRUMBATEMAN Revision: 00 December 2021.
<b>Site Materials Tracking Register and Waste Reports</b>	Waste classified and tracking was sighted in Waste Management Register Murrumbateman.

Document Details	Document Details & Observations
	Sighted monthly waste report (Tiger). One 4m skip removed from site in March 2022 (mixed demo waste) sent to Tiger Waste Transfer Station with 85% recycled.

### 3.3. Compliance Performance

Compliance performance is assessed against the nominated audit criteria as applied to the audit scope and are included in detail in Appendix A. Findings are based on an evaluation of the documentation and field-based observations, presented in support of compliance against the audit requirements. A photo log to support the findings was compiled during the site audit and is presented in Appendix F to this report.

A summary of SSD compliance findings is presented in Table 3-3.

*Table 3-3 Summary of SSD compliance findings*

SSD Category	# Requirements	# Compliant	# Non-Compliant	# Not Triggered
<b>Part A - Administrative</b>	38	13	0	25
<b>Part B - Prior to Commencement of Construction</b>	26	17	1	8
<b>Part C - During Construction</b>	42	25	0	17
<b>AN - Advisory Notes</b>	13	3	0	10
<b>Total</b>	<b>119</b>	<b>58</b>	<b>1</b>	<b>60</b>

The detailed evidence and findings of the audit are provided in Appendix A.

### 3.4. Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

To the auditor's knowledge, the project was not issued with any agency notices, orders, penalty notices or prosecutions during the audit period.

### 3.5. Non-Compliance, Observations and Actions

This section presents the non-compliances and observations from the independent audit. Detailed findings against each requirement are presented in Appendix A. Of the 119 CoC relevant to the current audit, 1 non-compliance and 2 observations were identified.

Table 3-4 Summary of audit non-compliances, observations, and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
<b>B17</b>	Non-compliance	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) information regarding the recycling and disposal locations; and</li> <li>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul> <p><b>Part B requires information regarding the recycling and disposal locations. The recycling and disposal locations have not been identified in the CWMSPP. The CWMSPP identifies 'As the contracts for all contractors have not been let there are still those including the waste contractor To Be Advised (TBA)'.</b></p>	Update the CWMSPP to include the recycling and disposal locations as required by B17 Part B.	Open
<b>C21</b>	Observation	<p>Part (c) requires:</p> <ul style="list-style-type: none"> <li>(c) trucks associated with the development do not track dirt onto the public road network.</li> </ul> <p><b>Observed during site audit inspection that a second construction access point (adjacent to the main access point) had been</b></p>	Install additional rumble grid and stabilised access to prevent dirt or mud tracking onto the public roads.	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p><b>established to allow a crane to access site and set up. No rumble grid or stabilised access was in place to prevent dirt or mud tracking onto the public roads.</b></p>		
AN4	Observation	<p>Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p> <p><b>Sighted Certifier Aconex dated 10/12/21 (REF GroupDLA-RTRFI-000063) stating 'Confirming with Brett, I believe what you have provided to date should be sufficient for the initial Crown Certificate, however updates will be required prior to the issue the next Crown Certificate.'</b></p>	<p>For the current early phase of the development, there is sufficient evidence to verify compliance with this condition. An express satisfaction from the Certifier should be provided as part of the next Crown Certificate.</p>	Open

### 3.6. Project Response to Independent Audit Report

Under SSD 11233241 CoC C38, the Applicant is required to prepare a response to the Final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant’s response publicly available within 60 days of submission.

### 3.7. Environmental Performance

The environmental performance of the project was assessed during the site visit against the environmental aspects listed in Table 3-5.

Table 3-5 Environmental aspect audit scope

Environmental Aspect	Requirement
<b>Air</b>	Stockpiles on the site were observed to be dry.
<b>Noise</b>	Review of the online complaints register on 05/04/2022 ( <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/new-primary-school-in-murrumbateman/2022/apr/Murrumbateman_Public_School_-_Complaints_Register_-_22_March_2022.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/new-primary-school-in-murrumbateman/2022/apr/Murrumbateman_Public_School_-_Complaints_Register_-_22_March_2022.pdf</a> ) indicated there is no record of incidents or complaints of excessive noise generating activities outside the approved work hours.
<b>Land (ErSed)</b>	ErSed controls were observed to be in place and effective.  There were no observed sediment discharges from site that were related to construction activities.  No complaints have been received.
<b>Land (contam)</b>	Section 5.11.8 of the CEMP (Rev 3 14/12/21) contains the Unexpected Finds Protocol.  No unexpected contamination has been encountered onsite.
<b>Water</b>	There was no evidence of scouring, or rill erosion on the project.  Site surface water measures for the site are satisfactory.  No groundwater has been intercepted.
<b>Waste</b>	Mixed general waste skip bins observed were well maintained.
<b>Heritage</b>	Section 5.11.8 of the CEMP (Rev 3 14/12/21) contains the Unexpected Finds Protocol.  No unexpected heritage finds have been encountered onsite.
<b>Traffic</b>	Rumble grid and high pressure washing in place.  The tracking of soil / mud to public roads was not observed during the site audit.  No complaints to date.
<b>Flora and Fauna</b>	There are no flora and fauna no-go zones required onsite.

Environmental Aspect	Requirement
	No complaints to date.

Environmental performance in respect of the relevant environmental aspects identified in Table 3-5, was found to be satisfactory with sound site environmental management generally exhibited on site.

### 3.8. Complaints

Complaints may be recorded via the project’s website [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au) or alternatively to the 24-hour contact numbers or to the Project/ Site Management Team directly.

The NSW Department of Education – School Infrastructure Complaint Register for the project was viewed online on the 05 April 2022.

No complaints have been received for the project.

### 3.9. Site Inspection

A site inspection as part of the audit was undertaken on 05 April 2022. During the site inspection, observations on the project’s environmental performance were made and captured by site photos (Appendix F).

Environmental performance was determined to be satisfactory, with appropriate implementation of environmental controls in accordance with developed management plans, noting the imminent demobilisation from site.

### 3.10. Site Interviews

Site interviews were generally structured around the prescribed SSD CoC and management plan expectations.

The site team was questioned on how the project achieves and communicates compliance requirements, responds to, and addresses particular site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

The site interviews demonstrated that the project personnel had a good understanding of environmental risks and controls associated with the project.

### 3.11. Previous Audit Findings Follow-up

This audit constitutes the first construction independent audit completed for the development, as such, there are no previous audit findings to report on.

## 4. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 11233241 CoC C36.

The audit represents the first independent audit and has been conducted in accordance with the Independent Audit Post Approval Requirements (DPIE, 2020) and the AS/NZS ISO 19011:2019 – Guidelines for Auditing Management Systems. The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up.

It was found that the project was generally compliant with the CoC and construction activities are being managed in accordance with the requirements of the SSD instrument.

One non-compliance and two observations were identified for the reporting period (31 January 2022 to 05 April 2022).

The audit concludes that the Murrumbateman Public School is generally being constructed in compliance with the requirements of the SSD instrument.

## Appendix A – Audit Table

SSD 11233241

Auditor Mathew Williams  
 Location Murrumbateman Public School

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
<b>Assessment of Environmental Performance</b>						
<b>Environmental Aspect</b>						
<b>Air</b>	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.	Stockpiles on the site were observed to be dry.	Dust and air emissions are being managed satisfactorily.			
<b>Noise</b>	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.	Review of the online complaints register on 05/04/2022 ( <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/new-primary-school-in-murrumbateman/2022/apr/Murrumbateman_Public_School_-_Complaints_Register_-_22_March_2022.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/new-primary-school-in-murrumbateman/2022/apr/Murrumbateman_Public_School_-_Complaints_Register_-_22_March_2022.pdf</a> ) indicated there is no record of incidents or complaints of excessive noise generating activities outside the approved work hours.	Noise is being managed satisfactorily.			
<b>Land (ErSed)</b>	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits. Record of incidents/complaints.	ErSed controls were observed to be in place and effective.  There were no observed sediment discharges from site that were related to construction activities.  No complaints have been received.	Sediment and erosion controls measures for the site are satisfactory.			
<b>Land (contam)</b>	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.	Section 5.11.8 of the CEMP (Rev 3 14/12/21) contains the Unexpected Finds Protocol.  No unexpected contamination has been encountered onsite.	NA - no unexpected contamination finds.			
<b>Water</b>	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.	There was no evidence of scouring, or rill erosion on the project.  Site surface water measures for the site are satisfactory.  No groundwater has been intercepted.	Surface water is being managed satisfactorily.			
<b>Waste</b>	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.	Mixed general waste skip bins observed were well maintained.	Waste management measures for the site are satisfactory.			
<b>Heritage</b>	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.	Section 5.11.8 of the CEMP (Rev 3 14/12/21) contains the Unexpected Finds Protocol.  No unexpected heritage finds have been encountered onsite.	NA - no unexpected finds.			
<b>Traffic</b>	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints	Rumble grid and high pressure washing in place.  The tracking of soil / mud to public roads was not observed during the site audit.  No complaints to date.	Site traffic measures for the site are considered satisfactory.			
<b>Flora/Fauna</b>	Demarcation of no-go zones. Record of incidents/complaints.	There are no flora and fauna no-go zones required onsite.  No complaints to date.	NA			
<b>Conditions of Consent -26/10/2021</b>						
<b>Part A - Administrative Conditions</b>						
<b>Obligation to Minimise Harm to the Environment</b>						
<b>A1</b>	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.	General site environmental controls in accordance with CEMP and sub-plans are in place. No evidence of material harm on or offsite was observed during the site inspection.  No reported incidents had occurred at the time of the audit.  Compliance demonstrated elsewhere in audit report.	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.  Compliance demonstrated.			
<b>Terms of Consent</b>						
<b>A2</b>	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table (Page 5 of Condition of Consents)	Verified through site observation during site audit inspection on 05/04/22, site interviews on the same day with site management and document review.	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	No written directions have been received from the Planning Secretary to date.	Not triggered.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	No project changes documented triggering an accordance or consistency assessment.	Not triggered.			
<b>Limits of Consent</b>						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Sighted letter from SINSW dated 21/12/21 to DPE (DOC21/1353384) notifying commencement of construction identified as 10/01/2022 in accordance with Condition B1.	Compliance with condition has been demonstrated.			
<b>Prescribed Conditions</b>						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Achievement demonstrated by findings of this audit.	Compliant.			
<b>Planning Secretary as Moderator</b>						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No resolutions have been provided by the Planning Secretary to date.	Not triggered.			
<b>Evidence of Consultation</b>						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g.: - B15 CTPMSP evidence of consultation with Council and TfNSW. - B18 CSWMSP consultation with Council. - B19 Construction Worker Transport Strategy evidence of consultation with Council and TfNSW.	Compliance with condition has been demonstrated.			
<b>Staging</b>						
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).	Project is not being staged.	Not triggered.			
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (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); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	NA see A9 above.	Not triggered.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	NA see A9 above.	Not triggered.			
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	NA see A9 above.	Noted			
<b>Staging, Combining and Updating Strategies, Plans, Programs or Drawings</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the 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); (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 (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).	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
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 strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
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.	Nil to date.	Not triggered.			
<b>Structural Adequacy</b>						
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	Sighted BCA Design Certification from Group DLA 23/03/2022 (Ref GDL210118) confirming compliance with BCA.	Compliance has been demonstrated.			
<b>External Walls and Cladding</b>						
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted Design Statement from Pedavoli Architects on 17/02/2022 confirming compliance with BCA.	Compliance has been demonstrated.			
<b>External Materials</b>						
A19	The external colours, materials and finishes of the 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: (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.	Sighted Crown Certificate Statement from Pedavoli Architects on 03/12/2021 confirming external colours, materials and finishes of the buildings are consistent with the approved plans referenced in Condition A2.	Compliance has been demonstrated.			
<b>Design and Construction for Bush Fire</b>						
A20	Construction of Buildings B and C and the connecting roof must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 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.	Sighted letter report from Peterson Bushfire dated 22/02/2022 confirming architectural design complies with A20.  Sighted submission of letter report from Peterson Bushfire via Aconex from HY to Certifier Group DLA dated 24/02/2022 (Ref HY-GCOR-002849).  Certifier confirmed satisfaction with A20 28/02/2022.	Compliance has been demonstrated.			
A21	Fire hydrants are to be installed to ensure compliance with Planning for Bush Fire Protection 2019 and AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419).	No fire hydrants installed to date.	Not triggered.			
A22	Any gas services are to be installed and maintained in accordance with AS/NZS 1596-2014 The storage and handling of LP gas.	No gas services to be installed onsite.	Not triggered.			
<b>Applicability of Guidelines</b>						
A23	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans refer to the relevant guidelines and policies.	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A24	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.	No direction issued by Secretary.	Not triggered.			
<b>Monitoring and Environmental Audits</b>						
A25	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Procedural condition.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
<b>Access to Information</b>						
A26	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (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; (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.	Reviewed applicant's website on 05/04/22 <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Murrumbateman.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Murrumbateman.html#category-reports</a> Documents available include: - NSW planning portal - New Primary School at Murrumbateman inclusive of Development Consent (A2) - Approved plans and reports (A2) - Complaints Register last updated March 2022 - CEMP (B14) - CTPMP (B15) - CNVMP (B16) - CWMP (B17) - CWTS (B19) - Community Consultation Strategy (B9)  Contact details are provided for feedback and enquiries.	Compliance with this condition has been demonstrated.			
<b>Compliance</b>						
A27	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.	Sighted Site Induction 'New Primary Schools at Googong and Murrumbateman' Murrumbateman Site Specific Induction Rev 00 December 2021. Slide 9 references key consent conditions onsite and site notice board for toolbox talk.  Sighted toolbox talk "Summary of Consent and Approval Conditions" referencing constructions hours, noise, CEMP, Traffic, Hoarding, Noise, Vibration, Public Way.  Sighted subcontractor Meeting Minutes referencing in 4.8 a reminder of the conditions of consent.	Compliance with this condition has been demonstrated.			
<b>Incident Notification, Reporting, Response</b>						
A28	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.	No reportable incidents have been identified during the reporting period.	Not triggered.			
A29	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No reportable incidents have been identified during the reporting period.	Not triggered.			
<b>Non-Compliance Notification</b>						
A30	The Planning Secretary must be notified through the major projects portal within seven days after the 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.	No non-compliances have been identified during the reporting period.	Not triggered.			
A31	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.	No non-compliances have identified during the reporting period.	Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A32	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	For information.	Not triggered.			
<b>Revision of Strategies, Plans and Programs</b>						
A33	Within three months of: (a) the submission of a compliance report under condition A36; (b) the submission of an incident report under condition A29; (c) the submission of an Independent Audit under condition C36 or C37; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, 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.	No strategies, plans or programs or drawings have been revised during the reporting period.	Not triggered.			
A34	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	No strategies, plans or programs or drawings have been revised during the reporting period.	Not triggered.			
<b>Compliance Reporting</b>						
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Project to comply with Compliance Reporting and Post Approval Requirements 2020 (DPIE May 2020). First required compliance report is Operation Compliance Report.	Not triggered.			
A36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	NA	Not triggered.			
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	NA	Not triggered.			
A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	NA	Not triggered.			
<b>Part B - Prior to Commencement of Construction</b>						
<b>Notification of Commencement</b>						
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.	Sighted letter from SINSW dated 21/12/21 to DPE (DOC21/1353384) notifying commencement of construction identified as 10/01/2022.  Sighted acknowledgement of lodgement of notification of construction commencement to DPE, dated 21/12/2021.	Compliance with this condition has been demonstrated.			
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.	Not staged.	Not triggered.			
<b>Certified Drawings</b>						
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 practising Structural Engineer that demonstrates compliance with this development consent.	Sighted Aconex (REF GroupDLA-RTRFI-000063) from Group DLA to HY confirming satisfaction with B3.	Compliance with this condition has been demonstrated.			
<b>External Walls and Cladding</b>						
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.	Sighted Aconex (REF 23/11/2021) submitting B4 documentation to Certifier on 23/11/21.  Sighted Group DLA acceptance of B4 documentation dated 14/12/21 Aconex (REF HY-GCOR-002282).  Sighted submission from HY to DPE (REF DOC21/1342587) dated 16/12/21.	Compliance with this condition has been demonstrated.			
<b>Pre-Construction Dilapidation Report- Protection of Public Infrastructure</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B5	Prior to the commencement of construction and demolition of internal roadways, the Applicant must: <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</li> </ul>	Part a) not triggered - no adjacent service owners. b) Sighted Dilapidation Report Project Solutions dated 29/11/21 c) Sighted submission of Dilapidation Report to Certifier via Aconex (REF HY-GCOR-002157) Sighted email evidence of dilapidation report issue to Yass Valley Council, dated 14/12/2021. d) Not triggered - no request made.	Compliance with this condition has been demonstrated.			
<b>Pre-Construction Survey – Residential Properties</b>						
B6	Prior to the commencement of any construction and demolition of internal roadways, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Sighted letter from Northrop dated 19/11/2021 stating due to proximity any damage to residential buildings is unlikely. Closest residential received ~80m. Sighted submission of report to Certifier via Aconex (REF HY-GCOR-002085) dated 25/11/21.	Not triggered.			
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.	NA - see CoC B6.	Not triggered.			
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: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</li> </ul>	NA - see CoC B6. No survey required.	Not triggered.			
<b>Community Communication Strategy</b>						
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, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms:               <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(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.</li> </ul> </li> </ul>	Sighted receipt of lodgement of Community Communication Strategy, dated 29/04/2021. a) Section 4 & 5 Stakeholders b) Sections 6, 7 & 8.4 c) Section 4 d) Sections 4 & 8.5	Compliance has been demonstrated.			
<b>Ecologically Sustainable Development</b>						
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: <ul style="list-style-type: none"> <li>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	Sighted: a) registration dated 07/05/21 Green Building Council of Australia REF R-15131. Sighted Certifier satisfaction with B9 via Aconex (REF GroupDLA-RTRFI-000049) dated 26/11/2021. Part b not triggered.	Compliance has been demonstrated.			
<b>Outdoor Lighting</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Sighted letter from Norman Disney & Young dated 15/11/2021 (REF E-001(2.0)) confirming external lighting design is compliant with B11.  Sighted Certifier satisfaction with B11 via Aconex (REF GroupDLA-RTRFI-000049) dated 26/11/2021.	Compliance has been demonstrated.			
<b>Demolition</b>						
B12	Prior to the commencement of construction and demolition of internal roadways (as required), demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Sighted Demolition Management Plan (Rev 3 dated 16/12/2021) and statement of compliance in Section 3.1 Eugene Godfrey, Qualified Surveyor.  Sighted Aconex submission to Certifier (REF HY-GCOR-002085) dated 23/11/2021.  Sighted email submission to DPE dated 17/12/2021.	Compliance has been demonstrated.			
<b>Environmental Management Plan Requirements</b>						
B13	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). <i>Note:</i> • The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Procedural note - Planning Secretary has not waived any requirements.	Not triggered.			
<b>Construction Environmental Management Plan</b>						
B14	Prior to the commencement of construction and demolition of internal roadways, the Applicant must submit a Construction 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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) Construction Noise and Vibration Management Sub-Plan (see condition B16); (f) Construction Waste Management Sub-Plan (see condition B17); (g) Construction Soil and Water Management Sub-Plan (see condition B18);	Sighted copy of submitted CEMP (Hansen Yuncken, Rev 3, dated 14 December 2021).  Sighted receipt of CEMP lodgement from DPE (DOC21/1353470) on 21/12/2021.  Sighted evidence of email submission of CEMP (Hansen Yuncken, Rev 3, dated 14 December 2021) to the Certifier dated 15/12/2021.	Compliance has been demonstrated.			
B15	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: (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; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) detail heavy vehicle routes, access and parking arrangements; (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 (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).	Sighted copy of CTPMSP (Rev III, Ason Group, 14/12/2021). Relevant consultation is contained in Section 1.6.3.  Appendix F contains the CV of the reports author.  Sighted engagement and consultation with Yass Valley Council and TfNSW (Teams Meeting 17/03/2021, 24/03/2021, 31/03/2021, 09/12/2021).  Parts C i) and ii) are referenced in Section 3, C iii) in Section 2.3, 2.6 and 3.2, iv) in Appendix A and v) in Appendix C.	Compliance has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B16	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; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B16(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor 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 B13.	Sighted a copy of the CNVMMP (Pulse White Noise Acoustics, Rev 5, 13/12/2021).  Part a) Sighted CV of CNVMSP author in Appendix C.  Sighted Part b) Section 3.2.1, Part c) in Section 5, Parts d) & e) in Section 5.4.5, Part f) in Section 5.5 and Part g) in Section 5.2.3 & 5.3.2.	Compliance has been demonstrated.			
B17	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; (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.	Sighted a copy of the CWMSWP (ECELL ENVIRONMENTAL MANAGEMENT, Version 3, dated 13/12/2021).  Parts A) and B) referenced on pages 7-10 project phase. Part C) referenced on Page 9 Douglas Partners Geo Tech Report Preliminary Site Investigation (Contamination) May 2021.	Compliance has not been demonstrated.  <b>Non-compliance:</b> <b>Part B requires information regarding the recycling and disposal locations. The recycling and disposal locations have not been identified in the CWMSWP. The CWMSWP identifies 'As the contracts for all contractors have not been let there are still those including the waste contractor To Be Advised (TBA)'.</b>			
B18	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSWP) 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'; (d) 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); (e) detail all off-site flows from the site; and (f) 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.	Sighted a copy of the Civil Engineering SWMP (Northrop, Rev 2, dated 07/12/2021).  Sighted Part a) copies of author CV and Yass Valley Council consultation in Appendix D, Part b) temporary stabilised access, Part c) in Section 2, Part d) Civil Engineering drawing MURR-CV-DD-DWG-101.11, 101.12, 102.01, 102.11, 202.01, Part e) Clean water from the Sediment Basin is discharged to Council's stormwater system located on the Barton Highway table drain and Part f) in Section 2.	Compliance has been demonstrated.			
<b>Construction Parking</b>						
B19	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers (including specific arrangements for Saturdays when nearby public parking would be unavailable) in order to minimise demand for parking in nearby public and residential streets or public parking facilities. The strategy must be prepared in consultation with Council and TfNSW. A copy of the strategy must be provided to the Planning Secretary for information.	Sighted copy of CWTS (Rev II, dated 09/12/2021).  Sighted Aconex (REF HY-GCOR-002264) submission of Construction Worker Transportation Strategy (Rev II, dated 09/12/2021) to Certifier dated 13/12/2021.  Consultation with Council and TfNSW detailed in Section 3.4  Confirmed compliance during site inspection 05/04/2022.  Submission to Secretary (REF DOC21/1354271) dated 17/12/2021.	Compliance has been demonstrated.			
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>						
B20	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project operational noise criteria as recommended in the New Primary School in Murrumbateman, Fairley Street, Murrumbateman – SSSA Acoustic Assessment dated 25 August 2021 and prepared by PWNA must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the New Primary School in Murrumbateman, Fairley Street, Murrumbateman – SSSA Acoustic Assessment.	No mechanical plant and equipment has been installed.	Not triggered.			
<b>Bush Fire</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B21	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Sighted Bushfire Assessment (David Peterson, 30/04/2021). The assessment concludes in Section 4.1 that the proposal together with the recommendations comply with the Planning for Bush Fire Protection 2019.  Sighted submission of design plans to the Certifier via Aconex (REF GroupDLA-RTRFI-000065) dated 14/12/2021.	Compliance has been demonstrated.			
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>						
B22	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 40 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 (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.	Sighted submission of evidence of compliance of the design of operational parking and access arrangements to the Certifier via Aconex (REF GroupDLA-RTRFI-002126) dated 26/11/2021.	Compliance has been demonstrated.			
B23	Prior to commencement of line marking or signposting works for the on site drop-off/pick-up facility, the Applicant must submit plans and specifications to the Certifier. The plans and specifications must be submitted to the Planning Secretary for information and include the proposed line marking and sign posting works to delineate drop-off/pick-up spaces and provide for the efficient and safe operation of the facility.	Sighted evidence of submission to Secretary via email and post approval form dated 23/03/2022.  No line marking or signposting works for the on site drop-off/pick-up facility have commenced onsite.	Not triggered.			
<b>School Bus Bay</b>						
B24	Prior to the commencement of construction of the school bus bay on Fairley Street, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority for the proposed bus bay generally in accordance with the plans listed under condition A2(d). <i>Note:</i> • 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.	Sighted submission of application for Section 138 to Council dated 22/03/2022.  Sighted approval from Yass Valley Council dated 01/04/2022 'Approval for Activities in a Council Road Reserve' under S138 of the Roads Act 1993.	Compliance has been demonstrated.			
<b>Public Domain Works</b>						
B25	Prior to the commencement of any footpath or 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.	No footpath or public domain works have commenced.	Not triggered.			
<b>Landscaping</b>						
B26	Prior to the installation of landscaping, the Applicant must submit a revised Landscape Plan to manage the landscaping works on site to the Certifier. The plan must: (a) generally in accordance with the plan included in the Response to Submissions; (b) provide for the planting of 142 trees; (c) detail the location, species, maturity and height at maturity of plants to be planted on-site; (d) include species (trees, shrubs and groundcovers) indigenous to the local area; (e) include the planting of trees with a pot container; and (f) include the provision of nest boxes suitable to native fauna likely to use the site.	Sighted SSSA Report (Landscape Management Plan) Taylor Brammer Issue 05 dated 27.05.21.  Sighted Group DLA Certifier Aconex (REF GroupDLA-RTRFI-000089) confirming satisfaction with B26 and close out dated 28/02/2022.	Compliance has been demonstrated.			
<b>Part C - During Construction</b>						
<b>Site Notice</b>						
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 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.	Project site notice was observed at the project site boundary during the site visit. Site notice displays the required content of C1.  See Appendix F - Photo Log Photo 1.	Compliance with condition has been demonstrated.			
<b>Operation of Plant and Equipment</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.	Hansen Yuncken plant and equipment certification stickers (including last service details) were observed on items of plant. See Appendix F - Photo Log Figure 2.  Sighted Plant Verification Checklist confirming maintenance records, logbook complete, emergency stop, reverse flashing light and competent confirmation.	Compliance with condition has been demonstrated.			
<b>Demolition</b>						
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Sighted Demolition Management Plan (Rev 3 dated 16/12/2021) and statement of compliance in Section 3.1 Eugene Godfrey, Qualified Surveyor.  Sighted Aconex submission to Certifier (REF HY-GCOR-002085) dated 23/11/2021.	Compliance with condition has been demonstrated.			
<b>Construction Hours</b>						
C4	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.	Sighted visitor register. No out of hours access is noted.  Refer C16 which identifies no access outside of hours. C6 is taken to apply specifically to the performance of construction activities onsite.  No complaints received to date.	Compliance with condition has been demonstrated.			
C5	Notwithstanding condition C4, 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.	No noise monitoring undertaken to date.  No out of hours works have occurred.	Not triggered.			
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 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 his nominee if appropriate justification is provided for the works.	No out of hours works have occurred.	Not triggered.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours works have occurred.	Not triggered.			
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	No rock breaking, rock hammering, sheet piling or pile driving has occurred on the project.  No complaints pertaining to excessive noise activities on the project to date.	Not triggered.			
<b>Implementation of Management Plans</b>						
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	No evidence to suggest the construction of the development is not being carried out in accordance with the CEMP and Sub-plans.	Compliance with condition has been demonstrated.			
<b>Construction Traffic</b>						
C10	All construction vehicles (excluding site personnel 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.	All construction vehicles (excluding site personnel vehicles) were observed to be contained within the project site boundary for the duration of the site audit.	Compliance with condition has been demonstrated.			
<b>Hoarding Requirements</b>						
C11	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.	No hoarding or graffiti issues were observed during the site audit.	Compliance with condition has been demonstrated.			
<b>No Obstruction of Public Way</b>						
C12	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.	All public ways in proximity of the project site were observed to be free of obstructions.	Compliance with condition has been demonstrated.			
<b>Construction Noise Limits</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C13	The development must be constructed to achieve the construction noise management levels detailed 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.	Sighted Construction Noise Vibration Management Sub Plan, Pulse White Noise Acoustics (Rev R5 - 13/12/21).  As per Construction Noise Vibration Management Sub Plan, Pulse White Noise Acoustics (Rev R5 - 13/12/21), noise monitoring to be conducted at commencement of excavation.  Two rounds of attended noise monitoring undertaken to date 08/02/2022 and 01/04/2022 confirmed onsite noise levels are within those previously shown in the PWNA CNVMP. No further mitigation measures required.  No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
C14	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 C4 except as provided by condition C6.	Sighted visitor register. No out of hours access is noted.  No complaints have been identified as being received from local residents for any perceived excessive noise generating activities outside of the approved construction hours.  Site induction refers to Conditions of Consent on slide 4.	Compliance with condition has been demonstrated.			
C15	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.	Sighted Site Induction 'New Primary Schools at Googong and Murrumbateman' Murrumbateman Site Specific Induction Rev 00 December 2021. Slide references key consent conditions onsite and site notice board for toolbox talk.  Sighted toolbox talk "Summary of Consent and Approval Conditions" referencing use of quackers.  No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
<b>Vibration Criteria</b>						
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of 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).	Sighted email from Pulse White Noise dated 04/04/2022 stating 'All measured noise levels were within levels outlined in the CNVMP. the works to date safe working distances to surrounding residences have been achieved. For any future works which are within the safe working distances, vibration monitoring would be required.'  Sighted Site Induction 'New Primary Schools at Googong and Murrumbateman' Murrumbateman Site Specific Induction Rev 00 December 2021. Slide references key consent conditions onsite and site notice board for toolbox talk.  Sighted toolbox talk "Summary of Consent and Approval Conditions" referencing use of quackers.  There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Compliance with condition has been demonstrated.			
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.  Closest residential receiver located ~80m away.	Not triggered.			
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	N/A	Not triggered.			
<b>Tree Protection</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Wade Ryan Contracting dated 4 June 2021; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	No Council controlled street trees to be trimmed. No damaged observed during site audit 05/04/22.  No Council trees located within site boundary.	Compliance with condition has been demonstrated.			
<b>Air Quality</b>						
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No visible dust emissions were noted during the site audit inspection 05/04/22.	Compliance with condition has been demonstrated.			
C21	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.	Observed during site inspection that 05/04/22 public roads were observed to be generally free from mud tracking see Appendix F: Photo 7.  Rumble grid and high pressure washing in place - Appendix F: Photo 5.	Compliance with condition has been demonstrated.  <b>Observation:</b> Observed during site audit inspection that a second access point to the construction site had been established to allow a crane to access site and set up. No rumble grid or stabilised access was in place to prevent dirt or mud tracking onto the public roads.			
<b>Imported Soil</b>						
C22	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.	Sighted imported materials tracking register identifying imported material volumes/ quantity, source location.  Sighted Holcim DGB raw material dispatch dockets dated 20/01/22 and 21/01/22.	Compliance with condition has been demonstrated.			
<b>Disposal of Seepage and Stormwater</b>						
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Project does not discharge construction water to Council stormwater drainage system or street gutter.	Not triggered.			
<b>Emergency Management</b>						
C24	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.	Sighted Site Induction 'New Primary Schools at Googong and Murrumbateman' Murrumbateman Site Specific Induction Rev 00 December 2021. Slides 18 and 19 references emergency evacuation and muster points.	Compliance with condition has been demonstrated.			
<b>Stormwater Management System</b>						
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the RTS; (c) be in accordance with applicable Australian Standards; and (d) 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;	Sighted Aconex (REF GroupDLA-RTRFI-000063) from Group DLA to HY dated 10/12/2021 confirming satisfaction with C25.	Compliance with condition has been demonstrated.			
<b>Aboriginal Cultural Heritage</b>						
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Ecological dated 25 August 2021.	Sighted Site Induction 'New Primary Schools at Googong and Murrumbateman' Murrumbateman Site Specific Induction Rev 00 December 2021. Slides 4 references Aboriginal Cultural Heritage Assessment.  No unexpected finds to date.	Compliance with condition has been demonstrated.			
<b>Unexpected Finds Protocol- Aboriginal Heritage</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C27	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 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 shall only recommence with the written approval of the Planning Secretary.	NA - no new objects discovered.	Not triggered.			
<b>Unexpected Finds Protocol- Historic Heritage</b>						
C28	If any unexpected archaeological relics are uncovered during the work, then: (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.	NA - no new objects discovered.	Not triggered.			
<b>Waste Storage and Processing</b>						
C29	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 05/04/22 confirmed waste secured and maintained within designated waste storage areas	Waste was observed to be segregated, secured and confined to the site.			
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste classified and tracking was sighted in Waste Management Register Murrumbateman.  Sighted monthly waste report (Tiger). One 4m skip removed from site in March 2022 (mixed demo waste) sent to Tiger Waste Transfer Station with 85% recycled.	Compliance with condition has been demonstrated.			
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 05/04/22 confirmed concrete wash out bay located onsite. Project will progressively break up and dispose of as general waste.	Compliance with condition has been demonstrated.			
C32	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.	Sighted monthly waste report (Tiger). One 4m skip removed from site in March 2022 (mixed demo waste) sent to Tiger Waste Transfer Station with 85% recycled.	Compliance with condition has been demonstrated.			
C33	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 hazardous material located onsite.  No unexpected finds to date.	Not triggered.			
<b>Outdoor Lighting</b>						
C34	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA	Not triggered.			
<b>Independent Environmental Audit</b>						
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Sighted written approval of independent audit team by Planning Secretary - dated 11/02/22.	Compliance with condition has been demonstrated.			
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit.	This audit occurred in the time frame specified in the IAPAR.			
C37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	NA	Not triggered.			
C38	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent, or condition C37 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	These activities occur following finalisation of this audit report.	Not triggered.			
C39	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	These activities occur following finalisation of this audit report.	Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Works are in early stages of construction.	Not triggered.			
<b>Operational Readiness Work</b>						
C41	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (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 areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (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.	Works are in early stages of construction.	Not triggered.			
C42	Operational readiness work must only be undertaken in accordance with the details submitted under condition C41 and the following requirements: (a) no more than 15 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Works are in early stages of construction.	Not triggered.			
<b>Appendix 1: Advisory Notes</b>						
<b>General</b>						
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	NA	Noted.			
<b>Long Service Levy</b>						
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Sighted Levy Receipt No. L0000032550 dated 21/01/22.	Compliant			
<b>Legal Notices</b>						
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	NA	Not triggered - No legal notices served.			
<b>Access for People with Disabilities</b>						
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Sighted Certifier Aconex dated 10/12/21 (REF GroupDLA-RTRFI-000063) stating <i>Confirming with Brett, I believe what you have provided to date should be sufficient for the initial Crown Certificate, however updates will be required prior to the issue the next Crown Certificate.</i>	Compliant  <b>Observation:</b> For the current early phase of the development, there is sufficient evidence to verify compliance with this condition. An express satisfaction from the Certifier should be sought as part of the next Crown Certificate.			
<b>Utilities and Services</b>						
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	NA - advised during site interview 05/04/22 no utility works commenced.	Not triggered.			
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	NA	Not triggered, above ground works have not yet commenced.			
<b>Road Design and Traffic Facilities</b>						
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	NA	Not triggered.			
<b>Road Occupancy Licence</b>						
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	NA	Not triggered.			
<b>SafeWork Requirements</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	The site was observed to be well secured during the site inspection 05/04/22.  Access to the site can only be gained by approved construction and delivery personnel with a sign-in process in place to record entry and exit from site.	General compliance with this condition has been demonstrated.			
<b>Hoarding Requirements</b>						
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	NA	Not triggered.			
<b>Handling of Asbestos</b>						
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	NA - no asbestos onsite. No unexpected asbestos finds to date.	Not triggered.			
<b>Speed Limit Authorisation</b>						
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to the relevant roads authority and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	NA	Not triggered.			
<b>Fire Safety Certificate</b>						
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	NA	Not triggered.			
<b>Appendix 2: Written Incident Notification and Reporting Requirements</b>						
Appendix 2 (1)	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A28 or, having given such notification, subsequently forms the view that an incident has not occurred.	NA	Not triggered - None to date.			
Appendix 2 (2)	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	NA	Not triggered - None to date.			
Appendix 2 (3)	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	NA	Not triggered - None to date.			
Appendix 2 (4)	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	NA	Not triggered - None to date.			
<b>Part D-Prior to Commencement of Operation</b>						
<b>Notification of Occupation</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.					
	<b>External Walls and Cladding</b>					
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.					
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.					
	<b>Works as Executed Plans</b>					
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.					
	<b>Warm Water Systems and Cooling Systems</b>					
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 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.					
	<b>Outdoor Lighting</b>					
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - 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.					
	<b>Mechanical Ventilation</b>					
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.					
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B20 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 the New Primary School in Murrumbateman, Fairley Street, Murrumbateman – SSSA Acoustic Assessment prepared by PWNA dated 25 August 2021.					
	<b>Fire Safety Certification</b>					
D9	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.					
	<b>Structural Inspection Certificate</b>					
D10	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 of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.					
	<b>Compliance with Food Code</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D11	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.					
	<b>Post- Construction Dilapidation Report - Protection of Public Infrastructure</b>					
D12	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: (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 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.					
	<b>Repair of Public Infrastructure</b>					
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the 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.					
	<b>Road Damage</b>					
D14	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 met in full by the Applicant.					
	<b>Post-Construction Survey – Residential Properties</b>					
D15	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: (a) document the results of the post-construction survey and compare it with the pre-construction 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.					
D16	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.					
	<b>Protection of Property</b>					
D17	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.					
	<b>School Bus Bay</b>					
D18	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B24 have been completed to the satisfaction of the relevant roads authority. Note: • 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.					
	<b>Bicycle Parking and End-of-Trip Facilities</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D19	<p>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:</p> <p>(a) the provision of a minimum 36 bicycle parking spaces;</p> <p>(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;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided</p> <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>					
	<b>School Zones</b>					
D20	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by relevant roads authority and handed over to the relevant roads authority.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant roads authority.</p>					
D21	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>					
	<b>School Transport Plans</b>					
D22	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <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> <p>(c) include operational transport access management arrangements, including:</p> <p>(i) considerations of the operational and supervision requirements and route access for school activities to external locations (where proposed) to ensure the safety of students;</p> <p>(ii) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(iii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(iv) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(v) 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;</p> <p>(vi) delivery and services vehicle and bus access and management arrangements;</p> <p>(vii) management of approved access arrangements;</p> <p>(viii) 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;</p>					
	<b>Utilities and Services</b>					
D23	<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>					
	<b>Stormwater Quality Management Plan</b>					
D24	<p>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:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>					
	<b>Signage</b>					
D25	<p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.</p>					
D26	<p>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.</p>					
	<b>Operational Waste Management Plan</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (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 within the New Primary School at Murrumbateman – Operational Waste Management Plan submitted with the EIS and prepared by EcCell.					
	<b>Landscaping</b>					
D28	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) prepared under condition B26.					
D29	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: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures in the EIS;					
	<b>Asset Protection Zones</b>					
D30	Prior to the commencement of operation, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.					
	<b>Evacuation and Emergency Planning</b>					
D31	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan 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.					
<b>PART E - Post Occupation</b>						
	<b>Out of Hours Event Management Plan</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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: (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 school hall, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.					
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.					
	<b>Operation of Plant and Equipment</b>					
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					
	<b>Warm Water Systems and Cooling Systems</b>					
E4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.					
	<b>Community Communication Strategy</b>					
E5	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.					
	<b>Operational Noise Limits</b>					
E6	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the New Primary School in Murrumbateman, Fairley Street, Murrumbateman –SSDA Acoustic Assessment, prepared by PWNA, dated 25 August 2021.					
E7	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. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development 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 the New Primary School in Murrumbateman, Fairley Street, Murrumbateman –SSDA Acoustic Assessment and dated 25 August 2021. 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.					
	<b>Unobstructed Driveways and Parking Areas</b>					
E8	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.					
	<b>School Transport Plan</b>					
E9	The School Transport Plan required by condition D22 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.					
	<b>Ecologically Sustainable Development</b>					
E10	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.					
	<b>Outdoor Lighting</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E11	Notwithstanding condition D6, 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.					
	<b>Landscaping</b>					
E12	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.					
	<b>Asset Protection Zones</b>					
E13	The asset protection zones required by condition D30 shall be maintained for the duration of occupation of the development.					

## Appendix B – Audit Team Agreement



Department of Planning and Environment

Mr Patrick Mills  
Planning Officer  
Level 8  
259 George Street  
SYDNEY, NSW 2000  
11/02/2022

Dear Mr Mills

**New Primary School - Murrumbateman (SSD 11233241)  
Independent Auditors**

I refer to your letter dated 1 February 2022, seeking the agreement of the Planning Secretary of the Department of Planning and Environment (“the Department”) of the suitability of the Auditors’ qualifications, experience and independence to undertake an independent audit of the New Primary School at Murrumbateman (“the development”), in accordance with Condition C35 of the SSD 11233241 (“the consent”).

Having considered the qualifications and experience of Messrs Richard Johnson and Mathew Williams and Ms Caitlin Johnson (“the audit team”), the Secretary endorses the appointment of the audit team to undertake the audit and prepare the audit report in accordance with Condition C35 of the consent. This approval is conditional on the audit team being independent of the development. Please ensure this correspondence is appended to the Audit Report.

The audit is to be conducted in accordance with the Department’s Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

In accordance with Condition C39 of the consent, the audit report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary within 2 months of undertaking the audit site inspection.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely

Katrina O'Reilly  
Team Leader - Compliance  
Compliance  
As nominee of the Planning Secretary



Department of Planning and Environment

## Appendix C – Consultation

**From:** Georgia Dragicevic Georgia.Dragicevic@planning.nsw.gov.au   
**Subject:** RE: SSD 11233241 Independent Audit #1 - Murrumbateman Public School  
**Date:** 1 April 2022 at 10:15  
**To:** mat@aspectenvironmental.com.au  
**Cc:** Katrina O'Reilly Katrina.OReilly@planning.nsw.gov.au

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Hi Mathew,

Thank you for consulting the Department on the upcoming IEA for Murrumbateman Public School.

Please consider noise, air quality, erosion and sediment, including mud tracking onto public roads, traffic and complaints management.

Thank you kindly,  
Georgia

**Georgia Dragicevic**  
**Senior Compliance Officer**

Compliance | Department of Planning and Environment  
**T** 02 4247 1852 | **M** 0439 612 137 | **E** [georgia.dragicevic@planning.nsw.gov.au](mailto:georgia.dragicevic@planning.nsw.gov.au)  
PO Box 5475, Wollongong NSW 2520  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*  
*Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.*

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

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

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**From:** Mathew Williams <[mat@aspectenvironmental.com.au](mailto:mat@aspectenvironmental.com.au)>  
**Sent:** Wednesday, 30 March 2022 12:10 PM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** SSD 11233241 Independent Audit #1 - Murrumbateman Public School

To DPE,

I am contacting you in respect of the Murrumbateman Public School project.  
<https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Murrumbateman.html#about-project-tab>

We are undertaking a construction Independent Audit for SSD 11233241. The site audit component will be conducted on 05/04/2022.

The Independent Audit will be undertaken in accordance with Conditions of Consent C35-C40. In accordance with the Conditions of Consent and the DPIE's Independent Audit Post Approval Requirements (IAPAR), I am seeking response and feedback in terms of:

- Any directions issued to SINSW or their contractor in respect of Site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the Site
- Any complaints received in respect of the Site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams  
Associate Director

0409 729 607  
[mat@aspectenvironmental.com.au](mailto:mat@aspectenvironmental.com.au)



**From:** Mathew Williams mat@aspectenvironmental.com.au   
**Subject:** SSD 11233241 Independent Audit #1 - Murrumbateman Public School  
**Date:** 30 March 2022 at 12:08  
**To:** Council@yass.nsw.gov.au

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To Whom It Concerns,

I am contacting you in respect of the Murrumbateman Public School project.  
<https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Murrumbateman.html#about-project-tab>

We are undertaking a construction Independent Audit for SSD 11233241. The site audit component will be conducted on 05/04/2022.

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- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams  
Associate Director

0409 729 607  
[mat@aspectenvironmental.com.au](mailto:mat@aspectenvironmental.com.au)



ISO 45001





## Appendix D – Independent Audit Declaration

### AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 05 April 2022. Additional information requested during the site audit was provided post-audit where available.

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

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPE 2020), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit prior to the audit
- 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.

**Lead Auditor:** Mathew Williams

**Title:** Associate Director, Aspect Environmental Pty Limited

Signature:



Date: 19/05/2022

## Appendix E – Technical Specialists Reports

No technical specialist reports were required for this Independent Audit.

## Appendix F – Photo Log

## MURRUMBATEMAN PUBLIC SCHOOL SSD 11233241 THIRD PARTY AUDIT PHOTO LOG

- Photo 1 Site notice board as per CoC C1
- Photo 2 View of construction site looking north
- Photo 3 Hansen Yuncken plant and equipment certification sticker and servicing details
- Photo 4 Site notice board with toolbox talks and environmental reference
- Photo 5 Entry/ exit point to site with rumble grid
- Photo 6 Temporary entry point to site
- Photo 7 Public roads clear of dirt and mud tracking
- Photo 8 Dangerous goods cabinet onsite
- Photo 9 Waste skip bin in use



Photo 1 Site notice board as per CoC C1



Photo 2 View of construction site looking north



Photo 3 Hansen Yuncken plant and equipment certification sticker and servicing details

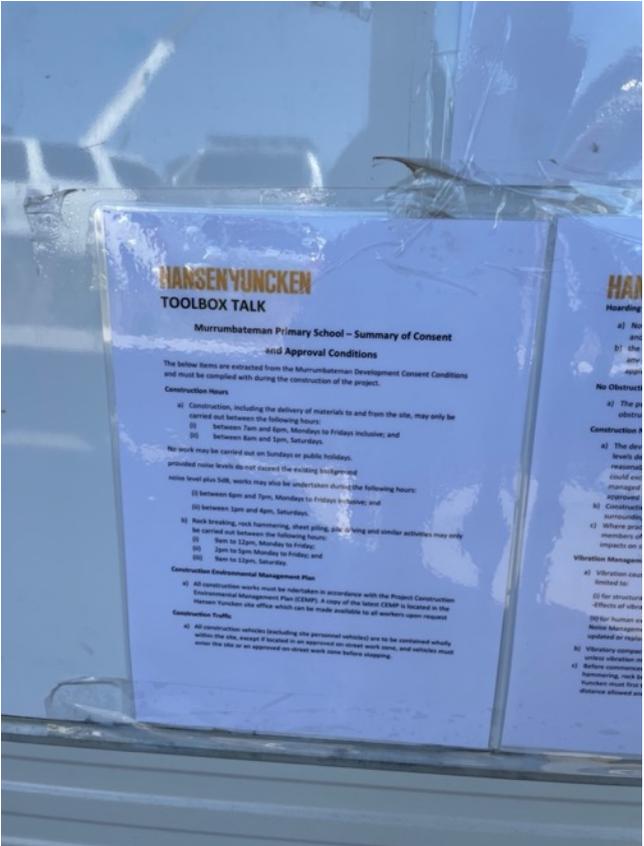


Photo 4 Site notice board with toolbox talks and environmental reference



*Photo 5 Entry/ exit point to site with rumble grid*



*Photo 6 Temporary entry point to site*



Photo 7 Public roads clear of dirt and mud tracking



Photo 8 Dangerous goods cabinet onsite



*Photo 9 Waste skip bin in use*