

NORTH KELLYVILLE PUBLIC SCHOOL

Independent Environmental Audit Report

PR143762
North Kellyville Public School
Audit Report
0
31 May 2019

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Draft Audit Report for Client Issue	Sarah Ng/Belinda Bock	Belinda Bock	Belinda Bock	25 May 2019
0	Final Audit Report for Approval	Belinda Bock/Sarah Ng	Gareth Thomas	Belinda Bock	31 May 2019

Approval for issue

Belinda Bock



31 May 2019

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

Prepared by:

Prepared for:

RPS Manidis Roberts Pty Ltd

TSA Management

Belinda Bock
Lead Auditor

James Marsden
Associate Director

Level 13, 255 Pitt Street
Sydney NSW 2000

Level 15, 207 Kent Street
Sydney 2000

T +61 2 8270 8300
E Belinda.bock@rpsgroup.com.au

T 02 9276 1400
E james.marsden@tsamanagement.com.au

Contents

1	EXECUTIVE SUMMARY	5
2	INTRODUCTION	6
2.1	Background	6
2.2	Audit team	7
2.2.1	Additional resourcing	8
2.3	Audit objectives	8
2.4	Audit scope	8
2.5	Audit period	9
3	AUDIT METHODOLOGY	10
3.1	Compliance evaluation	10
3.2	Site interviews	10
3.3	Site inspections	10
3.4	Compliance status descriptors	10
4	AUDIT FINDINGS	12
4.1	Approval and document list	12
4.2	Compliance performance	12
4.3	Summary of agency notices, orders, penalty notices or prosecutions	12
4.4	Non-compliances	12
4.5	Previous audit recommendations	29
4.6	EMP, sub-plans and post approval documents	29
4.7	EMS	29
4.8	Environmental performance	30
4.8.1	Construction	30
4.8.2	Staff and subcontractor compliance	30
4.8.3	Compliance monitoring and reporting	30
4.9	Complaints	31
4.10	Incidents	31
4.11	Actual verses predicted environmental impacts	31
4.12	Previous annual reviews or compliance report recommendations	31
4.13	Improvement opportunities	31
4.14	Key strengths	32
5	RECOMMENDATIONS	33
5.1	Non-compliances	33
5.2	Opportunities for improvement	33
6	CONCLUSION	34

Tables

Table 1: Site interview attendees	10
Table 2: Follow up interview attendees	10
Table 3: Compliance status descriptors	10
Table 4: Summary of findings	12
Table 5: Non-compliances, actions and recommendations to address non-compliances raised	13

Appendices

Appendix A Independent Audit Table35

Appendix B Independent Audit Declaration Form36

Appendix C Site Inspection Photographs37

1 EXECUTIVE SUMMARY

The first independent environmental audit for Kellyville North Public School (SSD 8344) was carried out on 3 May and 10 May 2019.

The site is located at 120-126 Hezlett Road, Kellyville (Lots 100 and 101 in DP 1216659).

The audit consisted of a site inspection, document review and interviews with key representatives of the project team responsible for the environmental management of the project during construction and operation. The audit was limited to the implementation of obligations, commitments, and environmental practices either at the time of the audit or in the preceding period.

The objective of the audit is to assess project compliance against the SSD8344 (Project Approval) as required by Condition B41 of the Project Approval.

A summary of audit findings includes the following assessment against the Project Approval conditions:

- 158 compliances
- 95 non-compliances
- 54 not triggered.

The project team are working actively to resolve any compliance issues.

There are several opportunities for improvement and recommendations in future project administration to assist with compliance tracking and management during all project stages.

There were no incidents reported to date. A lack of compliance reporting during construction prevented the raising of incidents for non-compliances during construction.

A total of three complaints have been received for the project since before the start of construction.

2 INTRODUCTION

Kellyville North Public School (the Project) is a State Significant Development (SSD 8344) that has been assessed under Part 4 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) by the NSW Department of Planning and Environment (DP&E). An Environmental Impact Statement, (*Environmental Impact Statement Kellyville North Public School*) prepared by Think Planners, dated August 2017 (EIS) and application for consent of the Minister to carry out the Project were submitted on 6 September 2017. Conditions of Consent (CoC) were issued by the DP&E on 16 March 2018.

RPS Manidis Roberts Pty Ltd were engaged by TSA Management, on behalf of Department of Education, to act as an independent expert and undertake an independent compliance audit for the Project required by Condition B41 of SSD 8344 (the Project Approval).

2.1 Background

The Project will deliver forty (40) new learning spaces and core facilities to accommodate a thousand (1000) students at Kellyville North Public School.

The Project site is located at 120-126 Hezlett Road, Kellyville (Lots 100 and 101 in DP 1216659). Figure 1 shows the subject site showing extent of works.

The Project works include:

- Dewatering of two (2) dams;
- Associated tree removal;
- Bulk Earthworks;
- Construction of two (2) storey courtyard building that will contain:
 - Forty (40) teaching spaces;
 - Canteen;
 - Library;
 - Multi-purpose hall;
 - Office and Administration;
 - Amenities for students and staff; and
 - OSHC (Out of School Hours Care) accommodation.
- Construction of a junior soccer field;
- Construction of two (2) multi-purpose courts;
- Construction of two (2) playgrounds;
- Provision of a covered outdoor learning area (COLA) within the central courtyard; and
- Provision of twelve (12) on site carparking spaces including two (2) accessible spaces.

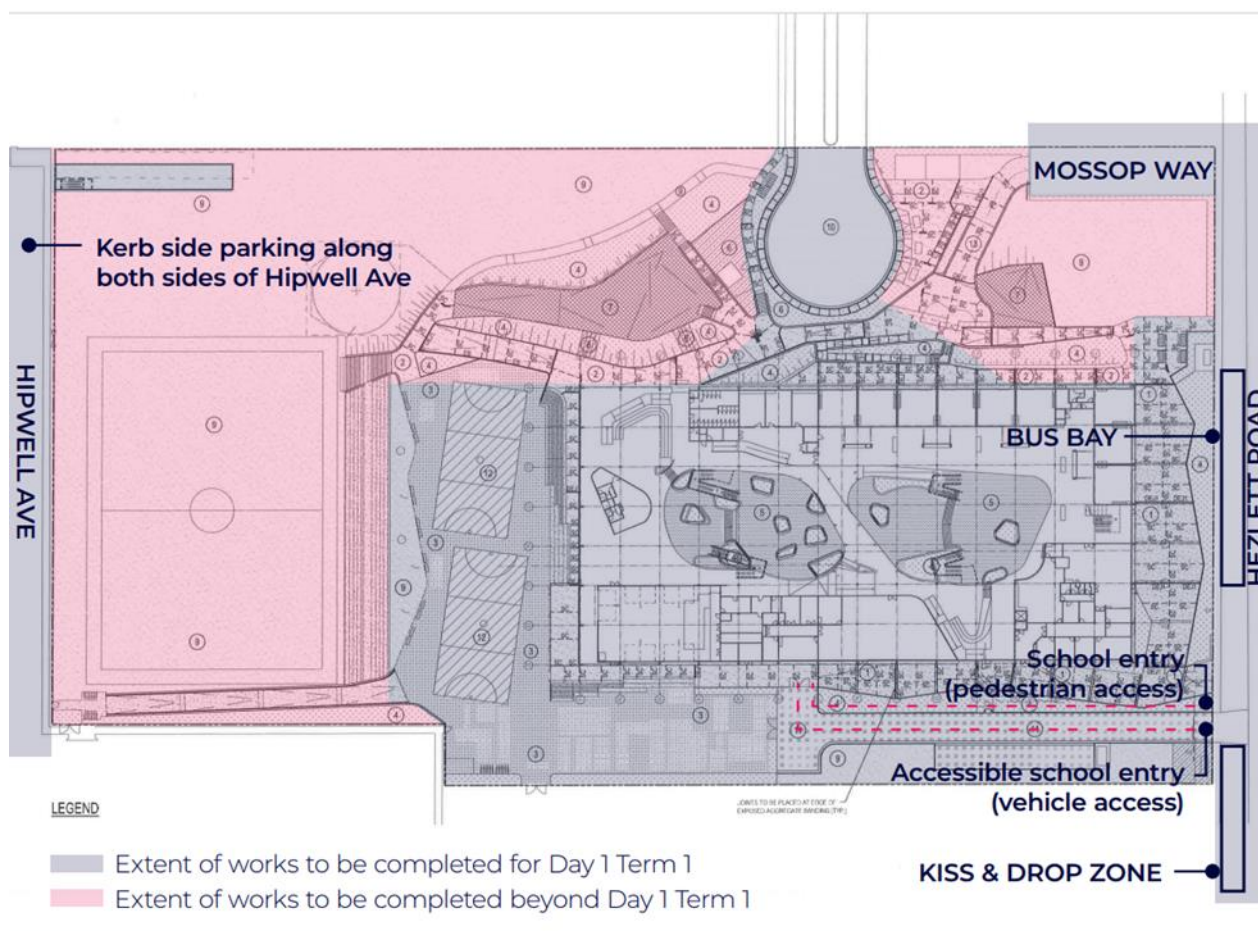


Figure 1 Subject site

The project works have been divided into two milestones for completion. Milestone 1 works include all building works. Milestone 2 includes all external works.

Early works commenced under a Development Approval (DA) - Reference number 800/2018/HA - from the Hills Shire Council, 30 Jan 2018.

Following SSD 8344 (project approval) was received 16 March 2018 and Crown Certificate (Certificate number 172308CWC01) was received 19 March 2018, construction (piling) commenced 19 March 2018.

The project has been operational since day 1, term 1 when school commenced 29 January 2019.

2.2 Audit team

Belinda Bock is nominated as the Lead Auditor for the Project, who as required by CoC B41 is considered a suitably qualified and experienced ISO 14001 certified environmental auditor (certification 030624233 / P1331160 issue date 13/11/09).

Belinda holds tertiary qualifications in Science and a construction OHS induction – white card. Belinda has led and assisted completion of several independent environmental audits over the past ten years within the construction industry.

In accordance with the *Independent Audit Guideline: Post-approval requirements for State significant developments* (NSW Government, October 2015), it is confirmed that the nominated auditor, Belinda Bock is independent from the project and free from any perceived conflicts of interests. Belinda is suitably qualified and will ensure the audit is undertaken in accordance with the latest version of AS/NZS ISO 19011-2014: *Guidelines for Auditing Management Systems*.

It is confirmed that Belinda Bock is not/does not/has not:

- Related to any proponent, owner, operator or entity involved in the delivery of the project. This also includes relationships that of employee/employee, business partnership, sharing a common employer, contractual arrangement outside of an Independent Audit, or that of a spouse, partner, sibling, partner or child;
- Have a pecuniary interest in the project, proponent or related entities such as an interest where there is a likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent or child;
- Providing services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit (in preparation of this independent environmental audit program);
- An environmental Representative for the project;
- Accept any inducement, commission, gift or any other benefit from auditee organisations, their employee or any interested party, or knowingly allow colleagues to do so.

Refer to Appendix B for Belinda's Independent Audit Declaration.

2.2.1 Additional resourcing

No technical specialists are considered required for the independent environmental audit due to the site location and nature of the proposed works.

RPS Planner, Sarah Ng assisted Belinda Bock during the audit process.

Suitable representatives from the project team (TSA Management, ADCO and SI NSW) were available during the audit including those responsible for the delivery of the project and environmental management to provide evidence to verify project compliance.

2.3 Audit objectives

The objective of the audit is to assess project compliance against the SSD8344 as required by Condition B41 of the Project Approval.

Condition B41 is outlined below.

B41. All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:

- a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;***
- b) assesses whether the development is complying with the terms of this consent;***
- c) reviews the adequacy of any document required under this consent; and***
- d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.***

2.4 Audit scope

The audit consisted of a review of compliance with the Project Approval SSD 8344 issued under Part 4 of the EP&A Act and included a site inspection, a desktop review of documents and interviews with representatives of the project team responsible for the implementation of the Project environmental management measures.

The audit scope has not been defined within the CoC. Therefore, the scope of each independent environmental audit is to be based on compliance with the Project approval (the CoC and any other approvals, licences and permits for the Project), the commitments made within the relevant management plans, and best practice environmental management.

As required by the *NSW Independent Audit post approval requirements* (June 2018), and defined in the Project Audit Program 30 April 2019 version A, the scope of the audit includes:

1. An assessment of compliance with:
 - The conditions of the Development Consent, Project Approval (SSD 8344) applicable to the phase of the development that is being audited;
 - All post approval documents prepared to satisfy the CoC, including an assessment of the implementation of environmental management plans and sub-plans;
 - All environmental licences and approvals applicable to the development.
2. An assessment of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development having regard to agency policy and any environmental issues identified through consultation carried out when developing the scope of the audit;
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period;
3. The status of implementation of previous independent audit findings, recommendations and actions (if any);
4. A high-level review of the project's environmental management systems (if any), including assessment of any third-party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems. It is not expected that an Independent Audit comprises a management system audit, however any key deficiencies identified in the system should be discussed;
5. A high-level assessment of whether environmental management plans and sub-plans are adequate; and
6. Any other matters considered relevant by the auditor or the Department considering relevant regulatory requirements and legislation and knowledge of the development's past performance.

2.5 Audit period

The audit period is the pre-construction, construction and operational stages of the project as this is the first Independent Environmental Audit conducted for the project.

The compliance status of Project Approval Conditions relating to construction and post occupation are not all able to be verified due to the current stage of works being operational. In these instances, 'no findings' have been reported in Appendix A Independent Audit Table.

Compliance with the conditions of Part E (Post Occupation) of the SSD 8344 is to be the focus of the next compliance audit programmed for August 2019, as per audit program 30 April 2019 version A. The audit will also assess compliance with construction completion conditions, and with any ongoing monitoring and reporting requirements for the Project.

3 AUDIT METHODOLOGY

3.1 Compliance evaluation

3.2 Site interviews

Site interviews were undertaken by the audit team on Friday 3 May 2019 at the Project site, North Kellyville Primary School. Table 1 identifies site audit attendees.

Table 1: Site interview attendees

Name	Position	Company
Kristian Anthony	Project Manager	ADCO Constructions
Stefan Chalami	Project Engineer	ADCO Constructions
Claudio Savan	Project Director	School Infrastructure NSW
Robin Roy	Assistant Project Director	School Infrastructure NSW
Rosie Majer	Project Manager	TSA Management
Belinda Bock	RPS Manidis Roberts	Lead Environmental Auditor
Sarah Ng	RPS Manidis Roberts	Assistant Environmental Auditor

As the site visit was concluded early unexpectedly, due to the availability of the project team, follow up interviews were held on Friday 10 May 2019 at TSA Management offices. Table 2 identifies follow up interview attendees.

Table 2: Follow up interview attendees

Name	Position	Company
Kristian Anthony	Project Manager	ADCO Constructions
Stefan Chalami	Project Engineer	ADCO Constructions
Rosie Majer	Project Manager	TSA Management
Belinda Bock	RPS Manidis Roberts	Lead Environmental Auditor

3.3 Site inspections

A site inspection was undertaken by Belinda Bock and Sarah Ng on Friday 3 May 2019 of the Project site.

The weather conditions were rainy during the site inspection and access was limited due to timing constraints of the project team on the day. However, all relevant areas of the Project site were observed. The Project was currently operational and school in progress during the site inspection.

Please see Appendix F for photos from the site inspection.

3.4 Compliance status descriptors

A completed environmental audit table is provided in Appendix A.

The compliance status of each compliance requirement in the audit table is determined using the relevant descriptors in Table 3 below.

Table 3: Compliance status descriptors

Status	Description
Compliant	The auditor has collected enough verifiable evidence to demonstrate that all elements of the requirements has been complied with within the scope of the audit.

REPORT

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 met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Terms such as partial compliance, partial non-compliance, or administrative non-compliance will not be used.

In addition to the status descriptors, the auditor must make such observations and notes, including identifying any opportunities for improvement, as seen fit in relation to any compliance requirement or any other aspect of the development.

4 AUDIT FINDINGS

4.1 Approval and document list

The audit criteria included:

- The conditions of the Development Consent, Project Approval (SSD 8344).
- The Environmental Impact Statement (EIS), *Environmental Impact Statement Kellyville North Public School* prepared by Think Planners, dated August 2017.
- All relevant environmental management plans and sub-plans.
- Conditions of any other approvals, licenses and permits relevant to the project.
- Documentation required by the project approval including but not limited to programs, plans, strategies, policies, records of consultation, monitoring, reporting, inspections and audits as required by the conditions of approval.

4.2 Compliance performance

A summary of the findings of the Independent Environmental Audit is provided in Table 4.

Table 4: Summary of findings

Number	Finding
158	Compliant
95	Non-compliant
54	Not Triggered

A comprehensive table of the findings are provided in Appendix A Independent Environmental Audit Compliance Table.

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

The project team advised that there have been no agency notices, orders, penalty notices or prosecutions for the project.

4.4 Non-compliances

Reporting by exclusion, non-compliances raised during the audit as assessed against the Project Approval CoC SSD 8344 are provided in Table 5.

Recommendations are provided for each non-compliance raised. Where possible, recommendations have been made for measures or actions to improve environmental performance and documents required.

Many of the non-compliances raised are due to timing of submissions required by the CoC and/or construction requirements. No further action is recommended for those non-compliances noting that the Project is currently operational.

A meeting was held with TSA Management, Metro Building Consultants, and SI NSW on Tuesday 27 May 2019 to discuss the audit findings, agree on timing for closing out recommended actions, and for the project team to provide initial responses to the non-compliances. These have been addressed in Table 5.

Lessons learned and opportunities for improvement may be transferred for the next stage of compliance monitoring and management for the project to address operational compliance requirements.

Table 5: Non-compliances, actions and recommendations to address non-compliances raised

No.	SSD 8834 Condition	Description of Non-Compliance	Recommendation by Lead Environmental Auditor	Response advised by TSA, SI NSW and Metro Building Consultants 27 May 2019 by phone.
1	A5(a)	Non-compliant – The project was constructed in two stages, with the completion of milestone 1 and milestone 2 progressively. The staging of the construction was not formalised in a staging plan to be approved by the Secretary as required by condition A5.	Discuss with Department of Planning and Environment to confirm if any further requirements to close out this Condition. Discussion to be held with the Department within two weeks to close out.	Agreed
2	A16	Non-compliant - Not in all instances did the certifying authority notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance as required by condition A16.	Within a week of the issue of the final independent environment audit report the applicant and the certifier will advise the Department in writing to compliance@planning.nsw.gov.au as required by Condition A16.	Agreed
3	B1	Non-compliant - Written notification to the Department, Certifying Authority and Council providing notice of the dates of the commencement of physical work and operation was not provided as required at least 48 hours before those dates as required by condition B1.	No further action recommended.	Noted
4	B2	Non-compliant - Written notification to the Department, Certifying Authority and Council providing notice of the dates of the commencement of physical work and operation was not provided as required at least 48 hours before those dates as required by condition B2.	No further action recommended.	Noted

REPORT

5	B4diii	Non-compliant - No evidence was provided to confirm submission of the Communications Strategy to the Certifying Authority as required by Condition B4diii before the start of construction.	No further action recommended.	Noted
6	B5	Non-complaint – There are no records of the chosen ESD measures incorporated into the final design, as identified in the <i>ESD report</i> prepared by <i>GHD Woodhead</i> dated August 2017, provided to the satisfaction of the Certifier before the commencement of building works as required by condition B5 before the commencement of building works.	<p>TSA Management have highlighted sections of both the ESD report prepared by GHD Woodhead dated August 2017 and the JV3 report prepared by BCA Energy dated 2 March 2018 where ESD measures have been advised to be implemented.</p> <p>Metro Building Consultancy SSD Development Consent Condition Summary (SSD 8344) revised 24/08/18 confirms that the Certifier is satisfied with the JV3 report prepared by BCA Energy 2 February 2018 provided to meet the requirements of Condition B5.</p> <p>No evidence has been provided that details of the chosen ESD measures incorporated into the final design was submitted to the satisfaction of the certifier before the start of building works. Recommend providing written summary of chosen ESD measures incorporated into the final design, as identified in the <i>ESD report</i> prepared by <i>GHD Woodhead</i> dated August 2017 within one week.</p>	
7	B6	Non-compliant – A statement of compliance with condition B6 Reflectivity requirements was not provided to the Certifier before the start of	No further action recommended.	Noted

REPORT

		above ground works as required by condition B6.		
8	B7	Non-compliant - At the time of the audit no evidence was provided to confirm that all the outdoor lighting complied with AS 1158.3.1:2005 and AS 4282 - 1997 was submitted to the satisfaction of the Certifying Authority before the commencement of building works as required by condition B7.	No further action recommended.	Noted
9	B10	Non-compliance - No evidence was provided to confirm if the pre-construction dilapidation report was provided to the certifier before the start of any building works as required by Condition B10.	No further action recommended.	Noted
10	B18(a-g), S(a-d)	Non-compliant – The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions nor updated every 3 months and submitted to the Secretary as required by this condition. Furthermore, the information provided to inform the Road Access Strategy did not clearly address the requirements of Condition B18 nor provide all required information.	Recommend for a standalone report to be prepared with the required information for the Road Access Strategy within two weeks for submission to the Secretary. The report is to be submitted to the satisfaction of the Secretary.	Road Access Strategy report submitted to the Department for consideration for approval 24 May 2019.
11	B20aii	Non-compliant - The Safety and Environment Management Plan does not appear to contain 24-hour contact details of the site manager as required by condition B20aii.	Report updated to include photo of construction signage with 24-hour contact details (refer to SEMP V6 22/05/19). No further action recommended.	Noted
12	B20aiii	Non-compliant - The Construction Traffic Management Plan does not appear to be prepared in consultation with Council as	No further action recommended.	Noted

REPORT

		required by condition B20aiii.		
13	B20av	Non-compliant - Management of dust and odour to protect the amenity of the neighbourhood do not appear to be addressed in the construction environmental management plan as required by Condition B20av.	No further action recommended.	Noted
14	B20avii	Non-compliant - Stormwater control and discharge does not appear to be addressed in the construction environmental management plan as required by Condition B20avii.	No further action recommended.	Noted
15	B20ax	Non-complaint - Construction Environment Management Plan 18/02/18 version 1 does not address requirements for external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting as required by Condition B20ax.	Report updated to include requirements for External lighting to comply to AS4282-1997 Control of the obtrusive effects of outdoor lighting (refer to SEMP V6 22/05/19). No further action recommended.	Noted
16	B20aix	Non-compliant – A groundwater management plan including measures to prevent groundwater contamination was not observed in the construction environmental management plan as required by Condition B20aix.	No further action recommended.	Noted
17	B20axi	Non-compliant - No unexpected finds procedure was observed within the Safety and Environment Management Plan as required by condition B20axi for contamination, Aboriginal and non-Aboriginal heritage and	No further action recommended.	Noted

REPORT

		associated communications procedure.		
18	B22b	Non-compliant - The Noise and Vibration Management Plan does not appear to be prepared in consultation with Council as required by condition B22b. No records of Council consultation were provided at the time of the audit.	No further action recommended.	Noted
19	B25a	Non-compliant - No evidence of consultation with Hills Shire Council was provided to confirm that the CSWMP was prepared in consultation with council as required by condition B25a.	No further action recommended.	Noted
20	B25f	Non-compliant - No evidence was provided of a description of measures to manage stormwater flows for small and large sized events as required by Condition B25f.	No further action recommended.	Noted
21	B26ai	Non-compliant – The CWMP was not submitted to the Department and to Council as required before the start of construction. The plan was not prepared in consultation with council as required by condition B26ai.	No further action recommended.	Noted
22	B26b	Non-compliant - The WMP does not specify details demonstrating compliance with legislation associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, as required by condition B26b.	No further action recommended.	Noted
23	B26d	Non-compliant - No evidence was provided to confirm notification to TMC, Council and the Department of truck routes	No further action recommended.	Noted

REPORT

		before the start of construction as required by condition B26d.		
24	B27ax	Non-compliant - There have been no amendments to the TMP since the 2 February 2018. The TMP appears to contain no mechanisms for the monitoring, review and amendment of the Construction Traffic and Pedestrian Management Plan (CTPMP) as required by condition B27ax.	No further action recommended.	Noted
25	B33	Non-compliant - Evidence was not provided confirming submission of the November 2017 Remediation Action Plan was sent to the certifier before the commencement of works as required by condition B33.	The Remediation Action Plan (November 2017) notes that contamination was found on site - asbestos. Please provide copies of the site audit report and site audit statement from EPA accredited site auditor and evidence that these were provided to the certifier.	<p>The site auditor has requested a validation report to be provided by hygienist within two weeks.</p> <p>The site audit report, and site audit statement from an EPA accredited auditor will not be provided until after the validation report is received.</p>
26	B36	Non-compliant- At the time of the audit evidence was not available to confirm if before the commencement of works the Certifying Authority was provided with documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. Furthermore, no evidence was available to confirm if this information was provided to the Secretary within 7 days of the certifying authority accepting it.	Please provide evidence that a copy of the documentation given to the Certifying Authority was given to the Secretary within seven days after the Certifying Authority accepts it.	<p>The certifier is satisfied with the documented evidence received to meet the requirements of Condition B36.</p> <p>Certifier has all evidence and has provided a statement – Satisfactory.</p> <p>All required information is to be provided to the Department within one week.</p>
27	B37	Non-compliant – Pre-construction compliance reporting was not prepared before the start of	The pre-construction compliance report is noted to be submitted to the Department for consideration for	Noted

REPORT

		construction as required by condition B37.	approval. No further action.	
28	B38	Non-compliant – The requirements of this condition were not met. Details of how terms of SSD 8344 that must be addressed before the commencement of construction have been complied with; and the expected commencement date for construction were not provided in a pre-construction compliance report.	The pre-construction compliance report is noted to be submitted to the Department for consideration for approval. Include the confirmed start date of construction in all future compliance reports where relevant. No further action.	Noted
29	B38b	Non-compliant - The pre-construction compliance report does not contain the expected commencement date for construction as required by condition B38b.	The pre-construction compliance report is noted to be submitted to the Department for consideration for approval. Include the confirmed start date of construction in all future compliance reports where relevant. No further action.	Noted
30	B39	Non-compliant – Construction compliance reports were not submitted to the Department for information every 6 months from the date of the commencement of construction as required by condition B39.	A construction compliance report is noted to be submitted to the Department for consideration for approval. No further action.	Noted
31	B39a	Non-compliant – The construction compliance reports submitted to the Department do not contain an analysis of environmental monitoring as required by condition B39a. Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019 do not contain an	Section 4 of the construction compliance report (23/05/19 V3) is updated to include reference to monitoring and reporting requirements. No further action.	Noted

REPORT

		analysis of environmental monitoring.		
32	B39c	Non-compliant – The construction compliance reports submitted to the Department do not contain details of a review of the CEMP and Environmental Management Strategy and associated sub plans as a result of construction carried out during the reporting period as required by condition B39c. Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019 do not contain details of reviews required by this condition.	Section 4 of the construction compliance report (23/05/19 V3) is updated to refer to monthly CEMP and PEMP reviews and updates as required (see section 5). No further action.	Noted
33	B40	Non-compliant – An independent environmental audit program was not prepared before the start of construction works as required by condition B40.	An audit program was prepared in accordance with the latest version of AS/NZS ISO 19011-2014: <i>Guidelines for Auditing Management Systems</i> (Standards Australia, 2014) and submitted to the Secretary for information. This program is currently being implemented and complied with as required by Condition B40. No further action recommended.	Noted
34	C19	Non-compliant - A certificate was sited confirming that all trees were planted in accordance with this condition. However, the certificate was provided to the certifier after the start of operation via an email on 17 April 2019. Confirmation that all trees were planted according to this condition (including number of trees) was not provided to the Certifier prior to operation	No further action recommended.	Noted

REPORT

		as required by condition C19.		
35	C35	Non-compliant - not all information to be made publicly available on the project website was available on the project website before the start of construction as required by condition C35. Documentation was advised to be made available on the website 29 April 2019.	No further action recommended.	Noted
36	C35b	Non-compliant - At the time of the audit evidence was not provided to confirm the certifier was satisfied that the project website was up to date at least 48 hours before the start of construction until the completion of all works under this consent, or such other time as agreed by the Secretary.	Request documented evidence confirming the Certifier is currently satisfied that the project website is up to date.	Will provide written confirmation from the certifier that the certifier is satisfied with website update to be provided within a week.
37	C35aiii	Non-compliant - Not all approved strategies, plans and programs required under the conditions of this consent are available on the project website. Not in all cases have these plans been prepared or approved as required by SSD 8344 at the time of the audit.	Project website was updated with all approved strategies, plans and programs under the conditions of this consent on 29 April 2019. Recommend maintaining website up to date.	Noted.
38	C35aiv	Non-compliant – At the time of the audit no environmental performance reporting was available on the project website. Regular reporting on the performance of the development is required and is to be made available on the project website as per condition C35aiv.	Environmental performance reporting is currently being undertaken. Environmental performance reporting is to be uploaded to the project website as required as they are prepared, obtained or approved.	Noted
39	C35av	Non-compliant – At the time of the audit a comprehensive summary of monitoring results of the development reporting was	Monitoring reports are to be uploaded to the project website as required as	Noted

		not available on the project website as required by condition C35av.	they are prepared, obtained, or approved.	
40	C35avi	Non-compliant – At the time of the audit a summary of the current stage and progress of the development was not available on the project website as required by condition C35avi. The project status on the website is advised to be during the construction phase and is to be updated.	The project website status is recommended to be updated to the current project stage within one week.	
41	C36	Non-compliant – The EIS; current statutory approvals for the development; approved strategies, plans or programs; a complaints register updated on an annual basis; and any other matter required by the Secretary was not made publicly available as required by condition C36 within six months of the date of the date of consent which was 16 March 2019.	The project website was updated 29 April 2019 and is to be kept up to date as required.	Noted
42	C39.	Non-compliant - Regular (six monthly) environmental performance reporting is not provided on the project website as required by condition B39. At the time of the audit there was no environmental performance reporting provided on the project website.	Environmental performance reporting is currently being undertaken and is to be uploaded to the project website as required when approved.	Noted
43	C41	Non-compliant - Regular (six monthly) construction compliance reporting was not undertaken during construction as required by condition C41. Six monthly compliance reporting has not been undertaken on the project to date.	A construction compliance report is currently submitted to the Department for consideration for approval. The project is no longer in construction. No further action.	Noted
44	C42a	Non-compliant – A results summary and analysis of environmental monitoring is not provided in the	Section 4 of the construction compliance report (23/05/19 V3) is updated to include	Noted

REPORT

		construction compliance reports provided as required by condition C42a. Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019 do not contain a results summary or analysis of environmental monitoring.	reference to monitoring and reporting requirements. No further action.	
45	C42b	Non-compliant - Not all the complaints received for the project as identified in the complaints register are addressed in the construction compliance reports. Complaint received 29 March 2018 does not appear to be reported. Furthermore, the summary of the main areas of the complaints addressed in the construction compliance reports are provided but no details within the construction compliance reports are provided of the action taken, response given and proposed strategies for reducing the recurrence of such complaints.	Section 6.5 of the construction compliance report (23/05/19 V3) is updated to include further details in response to complaints management. No further action.	Noted
46	C42c	Non-compliant - No details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period within the construction compliance reports provided to date are provided in Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019. It is noted in the CEMP that the CEMP has had 4 revisions to date.	Section 4 of the construction compliance report (23/05/19 V3) is updated to refer to monthly CEMP and PEMP reviews and updates as required (see section 5). No further action.	Noted

REPORT

47	D4	Non-compliant - The works detailed in Condition D1 was not dedicated to Council prior to the commencement of works detailed in Condition D1 as required by condition D4. The deposited plan administration sheet for the subdivision of lot 100 and lot 101 in DP 1216659 was lodged with the Hills Shire Council on 18 March 2019 after the start of construction of the works detailed in D1.	Provide copies of dedication to council advised to be signed 16 April 2019.	Will provide copy of final dedication within one week.
48	D7	Non-compliant - The final design and timing of delivery of a formalised pedestrian crossing was not determined in consultation and agreement with Council and TfNSW / RMS before the start of school operations as required by condition D7.	Meeting with Council and TfNSW/RMS and documented evidence to be provided to confirm consultation for final design and timing of delivery of a formalised pedestrian crossing.	Council currently do not have funding to carry out final design and delivery. Handover report confirms Council ownership of work. Email to be provided from Council this week to confirm.
49	D8	Non-compliant - a report summarising how D7 has been achieved was not provided to the Secretary as required by condition D8. A report is required to be provided to the Secretary advising how condition D7 pedestrian crossing requirements was complied with.	A report is required to be provided to the Secretary advising how condition D7 pedestrian crossing requirements was complied with.	Report to be provided to the Department within one week.
50	D10	Non-compliant – No evidence of establishment of the agreed final pedestrian crossing in accordance with the terms of any agreement provided by Council and TfNSW/RMS was provided at the time of the audit.	Provide evidence of establishment of the agreed final pedestrian crossing before the start of school operations as agreed by Council and TfNSW/RMS.	Refer to D7. The final pedestrian crossing is not established and is to be provided by Council. Agreement to be provided.
51	D11	Non-compliant - The final design and delivery timing of a formalised bus layover was not determined in consultation and agreement	Meeting with Council and TfNSW/RMS and documented evidence to be provided to confirm final design and delivery	Evidence to be provided of meeting with Council and RMS at Traffic Management Committee

		with Council and TfNSW / RMS, prior to the commencement of school operations as required by Condition D11.	of timing of a formalised bus layover.	to confirm final design and delivery.
52	D14	Non-compliant – At the time of the audit, no details were provided to confirm submission to the Secretary details of consultations undertaken with Council and TfNSW/RMS and any agreement obtained, as well as the interim and final bus route as required by Condition D14.	Provide evidence of submission to the Secretary, details of consultations undertaken with Council and TfNSW/RMS and any agreement obtained, as well as the interim and final bus route as required by Condition D14.	SI NSW to provide records of consultation. TSA to provide response within one week.
53	D17a-i	Non-compliant – Prior to operation, plans demonstrating compliance with the traffic and parking requirements outlined in Condition D17 do not appear to have been submitted to the satisfaction of the Certifying Authority prior to the commencement of building works as required by this Condition D17a-i.	Provide plans demonstrating compliance with the traffic and parking requirements outlined in Condition D17 and approved by the Certifier.	Certifier approved plans and certifier approval to be provided. One advisory sign outstanding, requires Certifier approval within two days.
54	D19	Non-compliant – At the time of the audit, no evidence was available to confirm if the Parking Management Strategy (PMS) was submitted to the approval of the Certifying Authority prior to occupation as required by Condition D19.	Provide confirmation of submission of the Parking Management Strategy to the Certifier for approval before occupation.	Certifier approval of Parking Management Strategy to be provided within a week.
55	D22	Non-compliant - A Road Safety Audit (RSA), prepared by suitably qualified consultant, was not undertaken of the drop-off/pick-up area and bus layby design along Hezlett Road, in consultation with Transport for New South Wales, as required by condition D22 and was not submitted to the approval of the Certifying Authority prior to the building works commencing and any	Provide evidence of TfNSW consultation for the RSA; and approval of the Certifier of the drop off/pick up area and bus layby design before the building works commenced. Provide evidence the recommendations of the RSA are implemented in the final drop off / pick up and bus layby design.	To be provided within a week: Evidence of consultation undertaken over the last week to be provided. Approval of the certifier to be provided Evidence the road safety audit recommendations have been implemented.

		recommendations of the RSA must be implemented into the final drop-off/pick-up and bus layby design.		
56	D23	Non-compliant – No evidence was provided to confirm if the Certifier approved the operational noise management plan before the commencement of the use of the hall and sports courts outside of school use as required by Condition D23.	Confirm if the Certifier approved the operational noise management plan before the date of commencement of the use of the hall and sports courts outside of school use.	<p>Hall and sports courts are not being used outside of school use.</p> <p>Out of hours plan to be provided for any future use.</p> <p>Certifier approval of the ONMP to be provided.</p>
57	D23eii	Non-compliant- The noise complaints handling procedure within the operational noise management plan (ONMP) does not include actions to include how any complaints are received, required by condition D23eii.	Update operational noise management plan noise complaints handling procedure.	ONMP updated to include complaints handling procedures. Updated ONMP to be provided.
58	D23eiii	Non-compliant- The noise complaints handling procedure within the ONMP does not include actions to include the contact details of the person lodging the complaint required by condition D23eiii.	Update operational noise management plan noise complaints handling procedure.	Updated ONMP to be provided.
59	D23eiv	Non-compliant- The noise complaints handling procedure within the ONMP does not include proposed actions to prevent a reoccurrence of the noise impact, required by condition D23eiv.	Update operational noise management plan noise complaints handling procedure.	The ONMP will be updated and the certifier is to confirm satisfied within a week.
60	D23g	Non-compliant – At the time of the audit, no evidence was provided to confirm to the approval of the Certifier demonstrating that the ONMP has been prepared in consultation with Council.	Provide evidence to confirm approval of the Certifier demonstrating that the ONMP has been prepared in consultation with Council.	<p>The ONMP was not prepared in consultation with Council. The ONMP was only submitted to Council and Council provided no response.</p> <p>Recommend consulting with council, ask if any review comments on plan</p>

				and address comments in report within two weeks.
61	D25a-b	<p>Non-compliant – Evidence was not provided to confirm, following completion, installation and testing of all mechanical ventilation systems to the satisfaction of the Certifying Authority, prior to the final occupation installation and performance of the mechanical systems complies with a) the BCA;</p> <p>b) AS1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and other relevant codes;</p> <p>c) the development consent and any relevant modifications; and</p> <p>d) any dispensation granted by the NSW Fire Brigade.</p>	Provide Freedom Air certification signed and dated as required; provide confirmation of compliance with any dispensation granted by NSW Fire Brigade; and provide confirmation of the satisfaction of the Certifier as required by Condition D25 within a week.	<p>Freedom cert signed 11 January 2019 provided.</p> <p>No NSW fire brigade dispensation required. Clause wasn't triggered during the design process.</p> <p>Certifier to provide a statement within the week.</p>
62	D29b	Non-compliant – No evidence was provided to confirm if the post construction dilapidation report was submitted to the Certifier as required by Condition D29b.	Provide evidence to confirm submission of the post construction dilapidation report to the Certifier within a week.	<p>Council, Telstra, Ausgrid handover reports.</p> <p>No evidence provided as required by D29b.</p>
63	D31a-b	Non-compliance – At the time of the audit, evidence was not provided to confirm if a Structural Inspection Certificate or a Compliance Certificate was submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. No evidence was provided to confirm if a copy of the Certificate with an electronic set of final	Provide evidence the structural inspection certificate or compliance certificate was submitted to the satisfaction of the certifier before operation; and provide evidence it was also submitted to Council and the Department with an electronic set of drawings as required before occupation.	<p>Evidence of the certifier before operation</p> <p>Evidence submitted to council before operation</p> <p>Not submitted to Department due to close out of B33 and D17.</p> <p>Provide evidence to the Department once B33 and D17 are closed out or within two weeks.</p>

REPORT

		<p>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</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>		
64	D39	<p>Non-compliant - The pre-operation compliance report was prepared and submitted to the Secretary after the start of operation. The pre-operation compliance report must be prepared and submitted to the Secretary for information no later than one month before the commencement of operation or within another timeframe agreed with the Secretary according to this condition.</p>	<p>The pre-occupation compliance report is currently submitted to the Secretary for consideration for approval. No further action.</p>	Noted
65	D39b	<p>Non-compliant - The commencement date for occupation is not provided in the Pre-operation Compliance Report Version 7.0 dated 9 May 2019, required by Condition D39b. Operation of the building commenced before the pre-operation compliance report was prepared and submitted to the secretary.</p>	<p>The commencement date for operation is to be included in the pre-operation compliance report in any future reports. No further action.</p>	Noted
66	D41	<p>Non-compliant – No evidence was provided of GTP implementation as required by Condition D41 at the time of the audit.</p>	<p>Provide evidence of GTP implementation.</p>	Part of the handover to the school

67	D44	Non-compliance - At the time of the audit, no evidence was provided to confirm if Transport for New South Wales was sent a copy of the final school catchment prior to occupation of the development.	Provide evidence of submission to TfNSW a copy of the final school catchment prior to occupation of the development.	SI to provide information within one week.
68	D45	Non-compliant - At the time of the audit, no evidence of completion of infrastructure upgrades, including footpaths and children's crossing points, directly adjoining the site and connections to Hipwell Avenue and Pretice Avenue car parks were provided to demonstrate completion in accordance with Council's relevant Engineering Guidelines and prior to operation as required by Condition D45.	Confirm construction compliance with council guidelines before operation.	Handover documentation from council confirming satisfied. Signoff for Hezelett road before operating. Road operation was staged. Final certificate from council is staged. Timed non-compliance.

4.5 Previous audit recommendations

No independent environmental audits have been conducted on the project to date, therefore there are no previous audit recommendations.

This is the first independent environmental audit conducted on the project to date.

4.6 EMP, sub-plans and post approval documents

Improvements to post approval documentation would assist in addressing the requirements of the Project Approval and maintaining compliance. There appears to be no document naming, filing or management system in place. In some cases, there has been a lack of reporting to the Department.

In some instances, for example the Road Access Strategy required by Condition B18, where a report is required to be submitted to the Department, a number of attachments have been submitted which do not clearly meet the requirements of the Approval. This is further demonstrated in response to the requirements of Condition B5 where it is not clear what ESD measures from the GHD Woodhead ESD report dated August 2017 were chosen to be incorporated in the final design.

The Safety and Environment Management Plan V1 190218 (SEMP) and sub-plans appear to be generally compliant with the Project Approval. However, improvements may be made to provide a standalone report containing all relevant information rather than refer to external links that may not be accessible. For example, additional procedures within the SEMP provided numerous references to reports in an Aconnex transmittal that were not able to be accessed at the time of the audit.

4.7 EMS

ADCO standard environmental management plans and risk assessment, environmental policy was sited.

ADCO Constructions Pty Ltd are ISO 14001:2015 Certified (certificate number: EMS 604987; effective date 2018-09-07; expiry date 2020-06-30) and operate an Environmental Management System which complies with the requirements of ISO 14001:2015 for the provision of construction, refurbishment, design management, project management and construction management services for civil and building projects.

A number of documents from the ADCO EMS were linked to the Project CEMP (Safety and Water Environmental Management Plan (V1 19 February 2018) but were unable to be accessed via those links at the time of the audit. All relevant documentation is recommended to be directly provided within the Project management plans for ease of access to information for compliance purposes.

4.8 Environmental performance

4.8.1 Construction

Crown Works Certificate from Metro Building Consultancy Pty Ltd (determined 25 January 2018) received for early works associated with the construction of a new school including earthworks, tree removal and dam dewatering.

The start date of construction is advised to be the 19 March 2018 following the SSD 8344 (project approval) received 16 March 2018 and Crown Certificate received 19 March 2018 (Certificate 17208CWC01).

Revised Crown Works Certificate from Metro Building Consultancy Pty Ltd (determined 18/04/18) was received for early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground.

The project was no longer in construction at the time of the audit. However, from evidence provided the project appeared generally compliant with onsite construction environmental management requirements.

Weekly site inspection report 07 February to 11 February 2018 was sited, reporting on asbestos management before the start of construction, emergency management preparation, traffic management plan to be prepared, erosion and sediment control plan in place, exclusion fencing of dam, electrical equipment and use of generator before power installed, site compound establishment, site preparation.

Weekly site inspection report 12 March 2018 to 18 March 2018 was sited, detailing inspection of emergency management, site management, traffic management, erosion and sediment controls, environmental controls such as appropriate exclusion zones and pedestrian fencing and appropriate signage in place.

4.8.2 Staff and subcontractor compliance

According to the Safety and Environment Management Plan, and interviews, all employees, contractors and sub-contractors complete a site induction form and were advised to be site inducted during construction. The construction induction dated 5 February 2019 was sited at the time of the audit.

The records site induction master record was sited at the time of the audit to contain records between 5 February 2018 and 16 January 2019. A copy of the master record was not taken for confidentiality reasons. Records included details of personnel, including their personal details, induction, medical, and training records.

An example of sub-contractor management was sited at the time of the audit. ADCO Subcontract - Chisholm Institute Frankston Development Project Only (job number 3327, contract number 222746) dated 16 August 2018 - the subcontract for Stonewill Pty Ltd. The PMP Safety and Environment Management Plan forms part of the subcontract.

4.8.3 Compliance monitoring and reporting

The first evidence of compliance reporting to the Department was following completion of construction of the project, during occupation of the school. Regular compliance reporting during construction is considered to have likely triggered the requirement for further reporting to the Department.

Email correspondence from Kate Moore (Department of Planning and Environment) 10 April 2019 refers to a meeting held 22 March 2019 with the Department of Education, and email correspondence to Claudio Savian (Department of Education) 25 March 2019, with responses from the Department of Education 28 March and 29 March 2019 relating to compliance reporting under this consent.

It is recommended that the strategies plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out within three months of the submission of a compliance report. Several documents required under the project approval are currently being updated to meet requirements within the project approval.

4.9 Complaints

Section 6.5 of the construction compliance reports provide a summary of complaints.

Three complaints have been received and closed out to date according to the complaints register. Only two complaints are recorded in the Pre-construction compliance report version 3. The summary of the main areas of the complaints are provided but no details are provided of the action taken, response given and proposed strategies for reducing the recurrence of such complaints.

4.10 Incidents

No incidents have been advised to occur on site to date. No incidents have been reported.

This is advised to be due to the definition of an incident and of harm in the SSD 8344 and that no material harm occurred on the project to date. Note that non-compliances have occurred on the project and these were raised during occupation. Compliance reporting was not undertaken during the construction period.

To be confirmed if any non-compliances will require incident reporting.

At the time of the audit, no incidents or non-compliances had been advised to be reported to compliance@planning.nsw.gov.au. No EPA notification has been required in relation to non-compliance notification and reporting.

4.11 Actual verses predicted environmental impacts

The project was constructed in two stages, with the completion of milestone 1 and milestone 2 progressively. The staging of the construction was not formalised in a staging plan for approval of the Secretary. Formal staging of the project would have required the need for additional document and reporting requirements (such as compliance reporting for each stage of construction) that were not carried out during construction.

4.12 Previous annual reviews or compliance report recommendations

No annual review has been held to date. The SSD 8344 16 March 2018 was issued over one year ago. Email 19 March 2018 from ADCO constructions advised construction to commence following receipt of Crown Works Certificate that was issued 19 March 2018 (Certificate number 172308CWC01) that day.

The conditions of SSD 8344 do not specify timing for submission of an Annual Review. However, an annual review is recommended to commence.

Compliance reports are currently submitted to DP&E for consideration for approval.

4.13 Improvement opportunities

There are several opportunities for improvement and recommendations in future project administration to assist with compliance tracking and management during all project stages.

A review of the project quality and management system is recommended.

4.14 Key strengths

The construction induction provided is comprehensive and all staff, contractors and sub-contractors appear to be made aware of requirements to comply with the project approval, management and mitigation measures as appropriate during construction.

5 RECOMMENDATIONS

A modification to the SSD 8344 is recommended to be submitted to revoke Condition D28. Email 6 May 2019 from Iona Cameron from the Department advised error in condition D28 and recommended a modification should be lodged with the Department to have it removed.

Review of the Project Approval conditions is recommended to address any additional modifications that maybe considered required.

5.1 Non-compliances

Many non-compliances were raised during the audit.

TSA Management and ADCO have been actively addressing non-compliances as they were being raised. Non compliances raised are mostly administrative and related to the project construction stage which is now complete.

A small number of actions are recommended to be addressed to close out the remaining non-compliances.

5.2 Opportunities for improvement

The following opportunities for improvement were identified during the audit.

1. There is no register of records of consultation with the Secretary and other key stakeholders including date of submission, receipt, approval of documentation or other comments and requirements. Individual correspondence is kept via email.
2. A system to be put in place for all incidents to be reported (including incidents possibly considered as small eg. minor spills) to provide opportunities for improvement and learning throughout construction.
3. Most of the non-compliances raised require improvements to be made to document and management systems. Implementation of a compliance management system would assist in rectifying and achieving ongoing compliance.
4. To avoid discrepancy around submission of documents required for information or approval, it is recommended that a follow up phone call made to confirm submission and a written response requested to confirm receipt of any submission of plans, strategies, programs or other relevant documentation and request for any further comments, approval or action as required by the CoC.
5. A written response confirming the receipt of any submission of plans, strategies, or programs at the time of submission is recommended to be requested as evidence of compliance.
6. ADCO and the Certifier had a live dropbox during construction with no system in place to confirm receipt and acceptance of document transmittals except via the status reports and the crown certificate.
7. Compliance tracking, monitoring and reporting is advised to be undertaken at the beginning of the Project and continue for the life of the Project to assess compliance with the Project Approval, and help to identify non-compliances, opportunities for improvement, and provide confidence in the implementation of best practice environmental management.

6 CONCLUSION

This independent environmental audit report has been prepared following the requirements of the project approval condition B42, outlined below:

Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Certifying Authority.

A meeting with the project team was held Tuesday 28 May 2019 to discuss non-compliances raised and recommendations made in response to those non-compliances. TSA Management, SI NSW, and Metro Building Consultants discussed and agreed in the meeting on a timeframe for implementation of the recommendations. The project team have been actively addressing non-compliances raised during the audit to improve environmental performance and environmental documentation.

This report is to be submitted to the Secretary. Confirmation from the Certifier is to be provided to confirm satisfactory closeout of the recommendations within this report.

Appendix A Independent Audit Table

North Kellyville Public School
120-126 Hezlett Road, Kellyville (Lots 100-101 DP 1216659)
SSD 8344 - State Significant Development Conditions of Consent
Responsibilities Matrix

Date:29.05.2019

Rev:2.1

	SSDA CONDITION OF CONSENT	RECORD OF EVIDENCE	COMMENTARY ON FINDINGS AND RECOMMENDATIONS	STATUS OF COMPLIANCE
	PART A ADMINISTRATIVE CONDITIONS			
	Obligation to Minimise Harm to the Environment			
A1	A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.			Noted
	Terms of Consent			
A2	A2. The development may only be carried out:			Noted
A2a	a) in compliance with the conditions of this consent;			Noted
A2b	b) in accordance with all written directions of the Secretary;			Noted
A2c	c) generally in accordance with the EIS and Response to Submissions and RIS Supplementary Information;			Noted
	d) in accordance with the approved plans in the table below: Architectural Drawings prepared by GHS Woodhead: 21-26108-KN-SD AR 0000 Revision M Cover Sheet, Locality Plan & Drg List 24.11.2017 21-26108-KN-SD AR 0001 Revision N Location/Site plan 8.12.2017 21-26108-KN-SD AR 0008 Revision O Building Fabric and Finishes Schedule 24.11.2017 21-26108-KN-SD AR 0100 Revision H Site analysis 24.11.2017 21-26108-KN-SD AR 0500 Revision J Perspective 24.11.2017 21-26108-KN-SD AR 0501 Revision G Perspective 24.11.2017 21-26108-KN-SD AR 1000 Revision L Main Building Setout plan 24.11.2017 21-26108-KN-SD AR-1100 Revision B Site Plan – Access Diagram 24.11.2017 21-26108-KN-SD AR-2000 Revision N Floor plan – Level 1 24.11.2017 21-26108-KN-SD AR-2001 Revision N Floor plan – Level 2 24.11.2017 21-26108-KN-SD AR-2003 Revision N – Roof Plan 24.11.2017 21-26108-KN-SD AR-2010 Revision N Room Schedule 24.11.2017 21-26108-KN-SD AR-3000 Revision I Building Elevations – With Louvres 24.11.2017 21-26108-KN-SD AR-3001 Revision L Building Elevations – Without louvres 24.11.2017 21-26108-KN-SD AR-3002 Revision L Courtyard Elevations 24.11.2017 21-26108-KN-SD AR-3100 Revision N Building Sections 24.11.2017 21-26108-KN-SD AR-3101 Revision J Building Sections 24.11.2017 21-26108-KN-SD AR-4000 Revision M Typical Detail Wall Section 24.11.2017 21-26108-KN-SD AR-4001 Revision L Typical Detail Wall Section (Courtyard) 24.11.2017 21-26108-KN-SD AR-5050 Revision B facade Detail – Sheet 1 24.11.2017 21-26108-KN-SD AR-5200 Revision D Facade window and louvre details 24.11.2017 21-26108-KN-SD AR-7001 Revision E Typical homebase node furniture plan 24.11.2017 21-26108-KN-SD AR-7002 Revision D Room plans and elevations – Sheet 1 24.11.2017 21-26108-KN-SD AR-7011 Revision D Room plans & Elevations – Sheet 10 24.11.2017 21-26108-KN-SD AR-8000 Revision J Shadow Analysis- March 20 24.11.2017 21-26108-KN-SD AR-8001 Revision J Shadow Analysis – June 22 24.11.2017 21-26108-KN-SD AR-8002 Revision J Shadow Analysis – September 22 24.11.2017			
A2d	A2d			Noted
A3	A3. Consistent with the requirements, in this consent, the Secretary may make written directions to the Applicant in relation to:		Observation of concern/ recommendation for improvement - There is no register of records of consultation with the Secretary including date of submission, receipt, approval of documentation or other comments and requirements. Individual correspondence is kept via email.	Noted
A3a	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 Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.			Noted
A3b	The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.			Noted
	Inconsistency between documents			Noted
A4	A4. If there is any inconsistency between the plans and documentations referred to above the most recent document must prevail to the extent of the inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.			Noted
	Staging of the development			
A5	A5. With the approval of the Secretary, the applicant may:			Noted
A5a	a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);		Non-compliant - The project was constructed in two stages, with the completion of milestone 1 and milestone 2 progressively. The staging of the construction was not formalised in a staging plan for approval of the Secretary as required by condition A5.	Non-compliant
A5b	b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans and 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) If the Secretary agrees, a strategy, 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. If approved by the Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.		No strategies, plans or programs are proposed to be combined.	Noted
A5c				Noted
	Evidence of consultation			
A6	A6. Where conditions of this consent require consultation with an identified party, the Applicant must:		Observation of concern/ recommendation for improvement - There is no register of records of consultation with key stakeholders required to be consulted with by the relevant conditions of this approval. Correspondence is recorded individually only.	Noted
A6a	a) consult the relevant party prior to submitting the subject document to the Secretary for approval; and			Noted
A6b	b) provide details of the consultation undertaken including:			Noted
A6c	c) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and			Noted
A6d	d) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			Noted
A7	Lapsing of approval A7. This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.	Email 19 March 2018 from ADCO constructions advised construction to commence following receipt of Crown Works Certificate that was issued 19 March 2018 (Certificate number 172308CWC01) that day.	The start date of construction is advised to be the 19 March 2018 following the SSD 8344 (project approval) received 16 March 2018 and Crown Certificate received 19 March 2018 (Certificate 17208CWC01).	Not triggered
	Prescribed conditions			
A8	A8. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Crown Works Certificate from Metro Building Consultancy Pty Ltd (determined 25 January 2016) received for early works associated with the construction of a new school including earthworks, tree removal and land dewatering. Revised Crown Works Certificate from Metro Building Consultancy Pty Ltd (determined 19/03/18 18/04/18) received for early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground. Weekly site inspection report 07 February - 11 February 2018 reporting on asbestos management before the start of construction, emergency management preparation, traffic management plan to be prepared, erosion and sediment control plan in place, exclusion fencing of dam, electrical equipment and use of generator before power installed, site compound establishment, site preparation.	Crown Works Certificates provided by the project certifier state that all works are required to be carried out in accordance with the requirements of BCA 2016, its adopted Australian Standards and the comments in the BCA report. Weekly inspection report 07 February - 11 February 2018 reported on relevant project preparation works and prompted actions for signage as required to comply with Part 6, Division 8A of the EP&A Regulation. The project is no longer in construction, however appeared to generally comply with this condition.	Noted
	Secretary as Moderator			
A9	A9. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matters related to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter must be binding on the parties.			Noted
	Long Service Levy			
A10	A10. 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 131 414.	Levy receipt number 00332289 dated 7 May 2018 Reference to relevant document is A10 LSL Receipt.	A levy receipt received from ADCO Constructions Pty Ltd of the amount, \$96,344.26 was supplied to Long Service Corporation on 7 May 2018	Compliant
	Legal Notices			
A11	A11. Any advice or notice to the consent authority must be served on the Secretary.		No additional requirements are advised to have been received from the Secretary.	Noted
	Compliance			

A12	A12. The Applicant must ensure that all its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to the activities they carry out in respect of the development.	<p>The construction induction dated 5 February 2019 was sited at the time of the audit. Copy of construction induction (version 1) 23 January 2018, including master copy.</p> <p>The records site induction master record was sited at the time of the audit to contain records between 5 February 2018 and 16 January 2019.</p> <p>ADCO Subcontract - Chisholm Institute Frankston Development Project Only (job number 3327, contract number 222746) dated 16 August 2018 - the subcontractor transmittal was sited for Stonewill Pty Ltd. The PMP Safety and Environment Management Plan forms part of the subcontract.</p> <p>Site induction template (approved for use 130317).</p> <p>Weekly site inspection records were available. Example site inspection report provided dated 12 March 2018 to 18 March 2018 detailing inspection of emergency management, site management, traffic management, erosion and sediment controls, environmental controls such as appropriate exclusion zones and pedestrian fencing and appropriate signage in place.</p>	<p>All employees, contractors and sub contractors complete a site induction form and were advised to be site inducted during construction. The construction induction dated 5 February 2019 was sited at the time of the audit.</p> <p>The records site induction master record was sited at the time of the audit to contain records between 5 February 2018 and 16 January 2019. A copy of the master record was not taken for confidentiality reasons. Records included details of personnel, including their personal details, induction, medical, and training records.</p> <p>An example of sub contractor management was sited at the time of the audit. ADCO Subcontract - Chisholm Institute Frankston Development Project Only (job number 3327, contract number 222746) dated 16 August 2018 - the subcontract for Stonewill Pty Ltd. The PMP Safety and Environment Management Plan forms part of the subcontract.</p>	Compliant
Revision of Strategies, Plans and Programs				
A13	A13. Within three months of:		Observation of concern / recommendation for improvement - No annual review has been held to date. The SSD and start of construction was 16 March 2018 over one year ago. The conditions of SSD 8344 do not specify timing for submission of an Annual Review. However, an annual review is recommended to commence.	Not triggered
A13a	a) the submission of an Annual Review under this consent;	<p>Email from Kate Moore (Department of Planning and Environment) 10 April 2019</p> <p>Email from Claudio Savian provided providing the Departments comments on SSD compliance.</p> <p>Email from Rosie Major in response to Claudio and containing further comments from the Department.</p> <p>Pre operation compliance report version 1, 11 March 2019.</p> <p>Pre operation compliance report version 5.0, 17 April 2019.</p>	<p>Observation of concern / recommendation for improvement - The first evidence of compliance reporting to the Department is following completion of construction of the project. Regular compliance reporting during construction is considered to have triggered the requirement for further reporting to the Department.</p> <p>Email correspondence from Kate Moore (Department of Planning and Environment) 10 April 2019 refers to a meeting held 22 March 2019, and email correspondence to Claudio Savian (Department of Education) 25 March 2019, with responses from the Department of Education 28 March and 29 March 2019 relating to compliance reporting under this consent.</p> <p>Recommended action - Under this condition the strategies plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out within three months of the submission of a compliance report.</p>	Not triggered
A13b	b) the submission of a compliance report under this consent;		No incidents have been reported to date.	Not triggered
A13c	c) the submission of an incident report under this consent;		No Independent Environmental Audits have been submitted. This is the first independent environmental audit held for the project to date.	Not triggered
A13d	d) the submission of an Independent Environmental Audit under this consent;		No modifications to the SSD have been sought.	Not triggered
A13e	e) the approval of any modification to the conditions of this consent; or		No notifications have been received from the Secretary (refer MCoA A2).	Not triggered
A13f	f) the issue of a direction of the Secretary under condition A2.			Not triggered
A13	the strategies plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.			Not triggered
A14	A14. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised and submitted:			Not triggered
A14a	a) to the Secretary's satisfaction if previously approved by the Secretary; or			Not triggered
A14b	b) to the Secretary for information.			Not triggered
A14	Where revisions are required, the revised documents must be submitted to the Secretary within six weeks of the review. Note: this is to ensure the strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.			Not triggered
Incident Notification, Reporting and Response				
A15	A15. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of the incident. The notification must identify the development (including the development application number and the number of the development if it has one) and set out the location and nature of the incident.		<p>No incidents have been reported to date. Therefore, no incidents have been notified to compliance@planning.nsw.gov.au. It was advised that as compliance reporting was not undertaken during construction, there were no non compliances raised during construction. No non compliances have resulted in incidents reported.</p> <p>Observation of concern / recommendation for improvement - no incidents have been reported to date. This is advised to be due to the definition of an incident and of harm in the SSD 8344 and that no material harm occurred on the project to date. Note that non-compliances have occurred on the project and these were raised during occupation. Recommend a system to be put in place for small incidents to be reported (eg. minor spills) to provide opportunities for improvement and learning throughout construction. To be confirmed if any non-compliances will require incident reporting.</p>	Not triggered
A15a	a) A written incident notification must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of the incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred.		No incidents have been reported to date. Therefore, also no incidents have been notified to compliance@planning.nsw.gov.au.	Not triggered
A15a i)	i) identify the development and application number;			Not triggered
A15a ii)	ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			Not triggered
A15a iii)	iii) identify how the incident was detected;			Not triggered
A15a iv)	iv) identify when the Applicant became aware of the incident;			Not triggered
A15a v)	v) identify any actual or potential non-compliance with conditions of consent;			Not triggered
A15a vi)	vi) describe what immediate steps were taken in relation to the incident;			Not triggered
A15a vii)	vii) identify further action(s) that will be taken in relation to the incident; and			Not triggered
A15a viii)	viii) identify a project contract for further communication regarding the incident.			Not triggered
A15b	b) Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in this condition, and such further reports as may be requested.			Not triggered
A15b i)	i) a summary of the incident;			Not triggered
A15b ii)	ii) outcomes of an incident investigation, including identification of the cause(s) of the incident;			Not triggered
A15b iii)	iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			Not triggered
A15b iv)	iv) details of any communication with other stakeholders regarding the incident.			Not triggered
Non-compliance Notification and Reporting				
A16	A16. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<p>Letter (TRIM: DOC19/323752) from SINSW 10 May 2019 from Claudio Savian submitting:</p> <ul style="list-style-type: none"> Report - 190509 - Kellyville North PS Pre-Construction Compliance Report, TSA Management, Version 3 (refer to attachment) Report - 190509 - Construction Compliance Report, TSA Management, Version 2 (refer to attachment) Report - 190509 - Pre-Operation Compliance Report, TSA Management, Version 7 	<p>A letter (TRIM: DOC19/323752) from SINSW 10 May 2019 from Claudio Savian refers to comments received from the Department of Planning and Environment 10 April 2019 that resulted in the identification of historical non compliances. Consequently, a Pre Construction Compliance Report, Construction Compliance Report, and Pre Operation Compliance report was submitted to the Department one month later on 10 May 2019.</p> <p>Non-compliant - Not in all instances did the certifying authority notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance as required by condition A16.</p> <p>Correspondence is continuing with the Department to rectify and close out the non compliances raised.</p> <p>The letter (TRIM: DOC19/323752) and Compliance Reports provided to the Department contain the relevant details as required by this condition.</p>	Non compliant
A17	A17. 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.	Letter (TRIM: DOC19/323752) from SINSW 10 May 2019 from Claudio Savian	Observation of concern / recommendation for improvement - attached to letter (TRIM: DOC19/323752) is a Post Approval Submission Checklist. Tracked changed and clean versions of the documents are recommended to be submitted to assist with review of updated documents and to identify changes made between each document revision.	Compliant
A18	A18. Any written requirements of the Secretary or relevant public authority (as determined by the Secretary) which may be given at any point in time, to address the cause of impact of an incident must be complied with and within any timeframe specified by the Secretary or relevant public authority.		There appears to be no written requirements provided from the Secretary or relevant public authority (as determined by the Secretary) to address the cause of impact of an incident.	Not triggered
A19	A19. If statutory notification is provided to the EPA as required under the POEO Act in relation to the project, such notification must also be provided to the Secretary within 24 hours after the notification was provided to the EPA.		No EPA notification has been required in relation to non compliance notification and reporting.	Not triggered
A20	A20. Incidents are to be notified as part of monitoring the carrying out of the Development to provide data on compliance with this consent or the environmental impact of the Development. Accordingly, Division 9.4 of the EP&A Act applies.		There have been no incidents as part of monitoring the carrying out of the Development.	Not triggered
Monitoring and Environmental Audits				
A21	A21. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development		Environmental monitoring during construction is advised to include site inspections during construction.	Noted
Applicability of Guidelines				
A22	A22. References in the conditions of the 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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the 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.			Noted
PART B PRIOR TO COMMENCEMENT OF WORKS				
Notice of Commencement of Works				

B1	<p>B1. The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Email from SINSW Program Manager to Department of Planning and Environment Senior Planning Officer 27 February requesting start of piling 5 March, and then 7 March 2018 requesting start of piling same day.</p> <p>Crown Works Certificate from Metro Building Consultancy Pty Ltd for TSA Management at North Kellyville Public School early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground determined 19 March 2018 (Certificate number 17208CWC01).</p> <p>Email 19 March 2018 from ADCO constructions advised construction commencing following receipt of Crown Certificate that day.</p>	<p>Email cited from SINSW Program Manager to Department of Planning and Environment Senior Planning Officer 27 February requesting start of piling 5 March, and then 7 March 2018 requesting start of piling same day. No approval was received and therefore work was not possible to be started.</p> <p>The start date of construction is advised to be the 19 March 2018 following the SSD 8344 (project approval) received 16 March 2018 and Crown Certificate received 19 March 2018.</p> <p>Crown Works Certificate provided from Metro Building Consultancy Pty Ltd (determined 19/03/18, Certificate 17208CWC01) received for early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground.</p> <p>Non-compliant - Written notification to the Department, Certifying Authority and Council providing notice of the dates of the commencement of physical work and operation was not provided as required at least 48 hours before those dates as required by condition B1.</p>	Non compliant
	Certified Plans			
B2	<p>B2. Plans certified in accordance with section 6.28(2) of the EP&A Act must be submitted to the Certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>We File transfer (60.9MB) sited dated 21 February 2018. The transfer contained files with responses to draft conditions of consent and a message for Iona.</p> <p>Email from Andrew Beattie 22 February 2018 confirmed Department of Planning and Environment's receipt of the file transfer. The Hills Shire Council were c'd to the email.</p>	<p>Plans certified in accordance with section 6.28(2) of the EP&A Act appear to have been sent on the 21 February 2018 to the Department of Planning and Environment. File transfer (60.9MB) dated 21 February 2018 sited. The transfer contained files with responses to draft conditions of consent, crown works certificate, design certifications, project management plans, communications plan, dilapidation report, architectural drawings, structural drawings, hydraulic drawings, electrical drawings and erosion and sediment control drawings.</p> <p>Email from Andrew Beattie (22 February 2018) confirms successful download of the documents provided, including the corrected versions of the Contractors Programme and CTMP. The email from Andrew was sent to TSA Management, and was also sent to the Hills Shire Council.</p> <p>Non-compliant - Written notification to the Department, Certifying Authority and Council providing notice of the dates of the commencement of physical work and operation was not provided as required at least 48 hours before those dates.</p>	Non compliant
B3	<p>Community Communications Strategy</p> <p>B3. Unless otherwise agreed to by the Secretary, A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p>	<p>Community Communication Strategy , dated 7 November (Revision 3).</p> <p>+E166</p>	<p>The Community Communications Strategy prepared by TSA Management, dated 19 March 2018 (revision 3) appears to have been sent to the Secretary on the 21 February 2018. Receipt from the Department of Planning and Environment was sent on 22 February 2018.</p> <p>Letter 21 February 2018 to Iona Cameron from TSA Management, subject: SSD 8344 Draft Development Consent - DoE Response refers to the provision of documents, including the TSA Communications and Consultation Plan as required by this condition. The Department of Education and The Hills Shire Council were c'd to this letter.</p>	Compliant
B4	<p>B4. The Community Communication Strategy must:</p>	<p>Community Communication Strategy , dated 7 November (Revision 3).</p>	<p>Observation of concern / recommendation for improvement - to provide a reference table within plans, strategies, programs and other documentation required by the SSD to identify where in the documentation is compliance demonstrated with the relevant conditions of consent.</p> <p>Observation of concern / Recommendation for improvement - Two copies of the Community Communications Strategy were provided dated 7 November 2017, and 19 March 2018, both revision 3. Recommend to update revision number of 19 March 2018 Strategy to be next consecutive number.</p>	Noted
B4a	a) identify people to be consulted during the design and construction phases;	Community Communication Strategy , dated 7 November (Revision 3).	Section 4 of the CCS identified stakeholders to be consulted with during design and construction phases.	Compliant
B4b	b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Community Communication Strategy , dated 7 November (Revision 3).	Section 5 of the CCS identified communication strategy with the project team to schedule project groups and meetings.	Compliant
B4c	c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Community Communication Strategy , dated 7 November (Revision 3).	Section 4 - 6 of the CCS provide for the formation of community based forums if required.	Compliant
B4d	d) set out procedures and mechanisms:	Community Communication Strategy , dated 7 November (Revision 3).	Section 6 of the CCS identified communication strategy for the school and local community.	Noted
B4d i)	i) through which the community can discuss or provide feedback to the Applicant;	Community Communication Strategy , dated 7 November (Revision 3).	Section 6 of the CCS sets out mechanisms which the applicant can discuss or provide feedback.	Compliant
B4d ii)	ii) through which the Applicant will respond to enquiries or feedback from the community; and	Community Communication Strategy , dated 7 November (Revision 3).	Observation of concern / recommendation for improvement - no written response from the Hills Shire Council was provided to confirm receipt of the Community Communications Strategy before the start of construction. A written response confirming the receipt of any submission of plans, strategies, or programs at the time of submission is recommended to be requested as evidence of compliance.	Compliant
B4d iii)	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.	<p>We File transfer (60.9MB) sited dated 21 February 2018. The transfer contained files with responses to draft conditions of consent and a message for Iona.</p> <p>Email from Andrew Beattie 22 February 2018 confirmed Department of Planning and Environment's receipt of the file transfer. The Hills Shire Council were c'd to the email.</p>	<p>It appears that the Hills Shire Council and the Secretary were provided a copy of the Community Communications Strategy before the start of construction.</p>	Non compliant
B5	<p>Ecologically Sustainable Development</p> <p>B5. Prior to commencement of building works, the Applicant must submit details of the chosen ESD measures incorporated into the final design, as identified in the ESD Report prepared by GHD Woodhead dated August 2017. Details must be submitted to the satisfaction of the Certifying Authority.</p>	<p>EIS Appendix W Ecological Sustainable Development Report prepared by GHD Woodhead dated August 2017 section 2 and 3 refer to ESD measures.</p> <p>Metro Building Consultancy SSD Development Consent Condition Summary (SSD 8344) revised 24/08/18</p> <p>JV3 report prepared by BCA Energy 2 March 2018</p>	<p>EIS Appendix W Ecological Sustainable Development Report prepared by GHD Woodhead dated August 2017 Section 1.2.3 Environmental Performance Targets related to Site sustainability, material and resources, indoor environmental quality, energy and atmosphere is highlighted by TSA.</p> <p>Metro Building Consultancy SSD Development Consent Condition Summary (SSD 8344) revised 24/08/18 confirms that the Certifier is satisfied with the JV3 report prepared by BCA Eney 2 February 2018 provided to meet the requirements of Condition 55.</p> <p>JV3 report prepared by BCA Energy 2 March 2018 Section 32.4 Glazing, J5.2b pumps, J5.6 boiling water and chilled water storage units, have been highlighted by TSA.</p>	Non compliant
B6	<p>Reflectivity</p> <p>B6. The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	<p>The Materials Reflectance Review report 15 April 2019 (and issue B dated 18 April 2019) prepared by David Heap, Architect - NBRIS Architecture.</p> <p>Email from Certifier Kevork Kevorkian 3 May 2019</p>	<p>Non-compliant - A statement of compliance was not submitted by the applicant. Requirements were not provided to the Certifier before the start of above ground works as required by condition B6.</p> <p>The Materials Reflectance Review report revision B dated 18 April 2019 concludes that it is considered that some parts of the facade may have a reflectivity exceeding 20%, however the reflectivity would not create glare that would cause discomfort or threaten the safety of pedestrians or drivers.</p>	Non compliant
B7	<p>Outdoor Lighting</p> <p>B7. Prior to commencement of building works, all outdoor lighting within the Subject site must comply with AS 1588.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.</p>	<p>Details of compliance with AS 1588.3.1:2005 and AS 4282 - 1997 recorded in letter from Electrical Projects Australia dated 12 April 2018 Design Performance Statement.</p>	<p>Details of compliance with AS 1588.3.1:2005 and AS 4282 - 1997 recorded in letter from Electrical Projects Australia dated 12 April 2018 Design Performance Statement.</p> <p>Non-compliant - At the time of the audit no evidence was provided to confirm that all the outdoor lighting complied with AS 1588.3.1:2005 and AS 4282 - 1997 before the start of construction.</p>	Non compliant
B8	<p>Access for People with Disabilities</p> <p>B8. The works that are 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 any work, the Certifying Authority 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>Development Application Site Plan - Access Diagram drawing 21-26108-KN-S-AR-1100 revB dated 24/11/2017 approved on 16/03/2018.</p> <p>Report by NBRIS Architecture titled BCA & DDA/Access Compliance Review, North Kellyville Primary School issue for review date 2 March 2018 (project 17447).</p> <p>Crown Works Certificate from Metro Building Consultancy Pty Ltd (determined 25 January 2018) received for early works associated with the construction of a new school including earthworks, tree removal and land dewatering.</p> <p>Crown Certificate from Metro Building Consultancy Pty Ltd (determined 19 March 2018) received for early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground (Certificate 17208CWC01).</p> <p>Revised Crown Works Certificate from Metro Building Consultancy Pty Ltd (determined 18/04/18) received for early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground.</p> <p>Fire Engineering Report by Innova services (report 17341-R01) issue no.3 dated 15 May 2018</p>	<p>Development Application Site Plan - Access Diagram drawing 21-26108-KN-S-AR-1100 revB dated 24/11/2017 approved on 16/03/2018 issued to provide two accessible parking spaces.</p> <p>Each Crown Certificate issued for the project contains requirements to comply with the BCA.</p> <p>Report by NBRIS Architecture titled BCA & DDA/Access Compliance Review, North Kellyville Primary School issue for review date 2 March 2018 (project 17447).</p> <p>Section 3.0 conclusion and recommendations require closeout via performance solutions to be approved by the Principal Certifying Authority.</p> <p>Crown Certificate from Metro Building Consultancy Pty Ltd determined 19 March 2018 (Certificate 17208CWC01) confirms general compliance with the Deemed to Satisfy Provisions of the Building Code of Australia (BCA 2016), including the provision of access for people with a disability under part D3. The exceptions to this is noted to be addressed as Performance Solutions, with a Fire Engineered Assessment, that are shown to meet the relevant Performance Requirements of the BCA 2016.</p> <p>Fire Engineering Report by Innova services (report 17341-R01) issue no.3 dated 15 May 2018 provided addressing Performance Solutions.</p>	Compliant
B9	<p>Erosion and Sedimentation Control</p> <p>B9. Soil erosion and sediment control measures must be designed in accordance with Managing Urban Stormwater - Soils & Construction Volume 1 (2004) by Landcom. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any building works.</p>	<p>"B8 17827_OC_SE01[A]"</p> <p>"B8 17827_OC_SE02[A]"</p> <p>Crown Works Certificate 17208CWC01 dated 19 March 2018</p>	<p>ESCP dated 6 February 2018 (17827_OC_SE01) and standard erosion and sediment control drawings (17827_OC_SE02) dated November 2017 prepared by Henry&Hymas.</p> <p>Erosion and sediment control measures were provided to the certifier before any building works as referred to in Crown Works Certificate attachments. Refer to Crown Works Certificate 17208CWC01 dated 19 March 2018 for early works associated with the construction of a new school including piling, strip footings, inground services and slab on ground.</p>	Compliant
B10	<p>Pre-Construction Dilapidation Reports</p> <p>B10. Prior to commencement of any work, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural conditions of all retained existing and adjoining buildings within the site, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspections of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the Certifying Authority, Council and Secretary prior to the commencement of any building works. A copy of the report is to be forwarded to Council.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the Certifying Authority, Council and Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p>	<p>Dilapidation report on external areas surrounding proposed North Kellyville Public School at Hazlett Road, North Kellyville NSW 2155 dated 2 February 2018 (Job number 17827-S01) by Henry&Hymas.</p> <p>Email dated 5 February 2018 to Council sited confirming submission of report to Council.</p> <p>We File transfer (60.9MB) sited dated 21 February 2018. The transfer contained files with responses to draft conditions of consent and a message for Iona.</p> <p>Email from Andrew Beattie 22 February 2018 confirmed Department of Planning and Environment's receipt of the file transfer. The Hills Shire Council were c'd to the email.</p>	<p>A suitably qualified person prepared the pre-construction dilapidation report detailing the current structural condition of all retained existing and adjoining buildings within the site, infrastructure and roads within the 'zone of influence'.</p> <p>Dilapidation report on external areas surrounding proposed North Kellyville Public School at Hazlett Road, North Kellyville NSW 2155 dated 2 February 2018 (Job number 17827-S01) by Henry&Hymas was submitted to the Council and Secretary before the start of construction.</p> <p>Non-compliance - No evidence was provided to confirm if the pre construction dilapidation report was provided to the certifier before the start of any building works as required by condition B10.</p>	Non compliant
	Structural Details			

B11	B11. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA, and b) the development consent.	Letter and drawing register dated 13 February 2018 (reference 17827-1/d) from Henry&Hymas to ADCO Constructions Pty Ltd Crown Works Certificate 17208CWC01 dated 19 March 2018	Letter and drawing register dated 13 February 2018 (reference 17827-1/d) from Henry&Hymas to ADCO Constructions Pty Ltd certifying the design meets the requirements of the Building Code of Australia, Part 7 of the EP&A Regulations, relevant Australian Standards and relevant conditions of Development Consent, in particular AS/NZS 1170 Parts 0, 01, 04, AS3600, AS4100, AS3700 Crown Works Certificate 17208CWC01 dated 19 March 2018 confirms compliance with the above conditions.	Compliant
B11a	a) the relevant clauses of the BCA, and		As above	Compliant
B11b	b) the development consent.		As above	Compliant
B12	Mechanical Ventilation B12. All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and AS/NZS 3606: 1:2011 Air handling and water systems of buildings - Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.	Designer Compliance Certificate from Fredon Air Pty Ltd to ADCO Constructions Pty Ltd and Attachment 1 Schedule of design documents dated 10 April 2018 cited. Crown Works Certificate 17208CWC01 dated 19 March 2018	Observation of concern/ recommendation for improvement - ADCO and the Certifier had a live dropbox during construction with no system in place to confirm receipt and acceptance of document transmittals except via the status reports and the crown certificate. Designer Compliance Certificate from Fredon Air Pty Ltd to ADCO Constructions Pty Ltd and Attachment 1 Schedule of design documents dated 10 April 2018 cited.	Compliant
B13	Stormwater and Drainage Works Design B13. Prior to the commencement of building works, final drainage design plans of the stormwater drainage management systems must be prepared by a suitably qualified engineer generally in accordance with the stormwater drainage prepared by GHD Woodhead (as listed under Condition A2). The drainage design plans must be submitted to the Certifying Authority to the commencement of building works.	Letter 15 February 2018 Henry and Hymas Civil Design Statement Crown Works Certificate 17208CWC01 dated 19 March 2018	Letter 15 February 2018 Henry and Hymas Civil Design Statement was provided confirming the design is in accordance with the stormwater drainage requirements. No evidence was provided of the submission of the drainage design plans to the Certifier, however the Crown Works Certificate was issued by the Certifier for the commencement of building works.	Compliant
B14a	Storage and Handling of Operational Waste B14. The building plans and specifications accompanying the relevant plans submitted to the Crown Certifying Authority prior to the commencement of relevant works associated with this consent must demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the School. Requirements of these storage areas must be designed in consultation with Council, evidence of which must be supplied to the Crown Certifying Authority, and must:	Hills Shire Council Development Consent Approval 30/01/18 Certifying Authority Crown Works Certificate - Early Works dated 18/04/18 Certifying Authority Crown Works Certificate - In-ground services & Piling 25/01/18 Stamped Plans 16/03/18	Email from Ben Hawkins 11 May 2018 provides records of consultation with Council and provision of design drawings. Crown Works Certificates reference design drawings and certification from the	Compliant
B14a	a) ensure all internal walls of the storage area are rendered to a smooth surface, covered at the floor/wall intersection, graded, appropriately drained with a tap in proximity to facilitate cleaning and drained to sewer via an approved treatment device.	Hills Shire Council Development Consent Approval 30/01/18 Certifying Authority Crown Works Certificate - Early Works dated 18/04/18 Certifying Authority Crown Works Certificate - In-ground services & Piling 25/01/18 Stamped Plans 16/03/18	The bin storage area was not inspected at the time of the audit. The final inspection report from the Hills Shire Council confirmed a satisfactory result for all works	Compliant
B14b	b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and	Hills Shire Council Development Consent Approval 30/01/18 Certifying Authority Crown Works Certificate - Early Works dated 18/04/18 Certifying Authority Crown Works Certificate - In-ground services & Piling 25/01/18 Stamped Plans 16/03/18	Refer to design drawings provided	Compliant
B14c	c) include provision for separate storage and collection of organic/food waste.	Hills Shire Council Development Consent Approval 30/01/18 Certifying Authority Crown Works Certificate - Early Works dated 18/04/18 Certifying Authority Crown Works Certificate - In-ground services & Piling 25/01/18 Stamped Plans 16/03/18	Refer to design drawings provided	Compliant
B15	Bicycle Parking and End-of-Trip Facilities B15. Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities, identified in the Traffic Impact Assessment, prepared by GHD Woodhead dated November 2017, must be submitted to the satisfaction of the Crown Certifying Authority.	Design Plans Crown Works Certificate 17208CWC01 dated 19 March 2018	Crown Works Certificate 17208CWC01 dated 19 March 2018 refers to certified plans addressing bicycle parking and end of trip facilities as required by this condition.	Compliant
B15a	a) the provision of a minimum 60 bicycle parking spaces, including an appropriate number designated for staff-only usage	Design Plans	Crown Works Certificate 17208CWC01 dated 19 March 2018 refers to certified plans addressing bicycle parking and end of trip facilities as required by this condition.	Compliant
B15b	b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; and	Design Plans	Crown Works Certificate 17208CWC01 dated 19 March 2018 refers to certified plans addressing bicycle parking and end of trip facilities as required by this condition.	Compliant
B15c	c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool.	Design Plans	Crown Works Certificate 17208CWC01 dated 19 March 2018 refers to certified plans addressing bicycle parking and end of trip facilities as required by this condition.	Compliant
B16	Car Parking and Service Vehicle Layout B16. Prior to commencement of building works plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works:	Certifying Authority Crown Works Certificate - Early Works dated 18/04/18 Certifying Authority Crown Works Certificate - In-ground services & Piling 25/01/18	Crown Works Certificate 17208CWC01 dated 19 March 2018 refers to certified plans addressing car parking and service vehicle layout as required by this condition.	Compliant
B16a	a) all vehicles must enter and leave the site in a forward direction; and	Traffic Management Plan dated 2 February 2018	The Traffic Management Plan dated 2 February 2018, section 2.1 requires site vehicles to enter and exit the site in a forward facing direction.	Compliant
B16b	b) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping.	Traffic Management Plan dated 2 February 2019	vehicles to scheduled in such a manner as to not require queuing on the road network surrounding the site	Compliant
B17	Traffic Management B17. A final Traffic Management Plan (TMP) prepared by suitably qualified consultant, must be undertaken demonstrating that road safety and traffic efficiency is not compromised on the surrounding road network. The TMP is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority.	Traffic Management Plan dated 02/02/18 The TMP was received by Andrew Beattie, Department of Planning on Thursday February 22, 2018 (email received).	Traffic Management Plan was prepared by AAA Traffic Control, a suitably qualified consultant. It demonstrated that road safety and traffic efficiency is not compromised on the surrounding road network.	Compliant
B18	Road and Access Delivery Strategy B18. Within 3 months of the date of this approval, unless otherwise agreed by the Secretary, a Road and Access delivery Strategy must be prepared and submitted to the satisfaction of the Secretary providing details in relation to the following works:	Email from Kristian Anthony 3 September 2018 to Iona Cameron provided the Construction Certificate from Hills Shire Council (Certificate 12/2019/EC) dated 7 August 2018, and a link to stamped CC plans 12/2019/EC for consideration for acceptance as the Road Access and Delivery Strategy. Email from Kristian Anthony 12 April 2019 to Iona Cameron requested closeout of the requirements of this condition. Email provided dated 24 May 2019 providing Road Access Strategy for consideration of approval by the Secretary.	Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition. Email from Kristian Anthony 3 September 2018 to Iona Cameron provided the construction certificate and a link to stamped CC plans 12/2019/EC for consideration for acceptance as the Road Access and Delivery Strategy. No response was provided from the department confirming acceptance of this proposal. Email from Kristian Anthony 12 April 2019 to Iona Cameron requested closeout of the requirements of this condition noting that the works outlined in condition B18 are completed and a Completion Certificate from Hills Shire Council was issued for the works.	Non compliant
B18a	a) Hazellett Road drop-off/pick-up facilities (Condition D5, D6).	Inspection report dated 17 December 2018 for Hewlett Road - Road Works completed as per Approved Plan 12/2019/EC	Inspection report dated 17 December 2018 for Hewlett Road - Road Works completed as per Approved Plan 12/2019/EC	Non compliant
B18b	b) Hazellett Road bus layover (Condition D11-D13).		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18c	c) Hazellett Road crossing (Condition D7-D10).		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18d	d) Mossop Way extension (Condition D1).		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18e	e) Thorogood Boulevard cul-de-sac (Condition D1).		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18f	f) Hipwell Avenue extension (Condition D1), and		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18g	g) car parking adjacent to Hipwell Avenue (Condition E1).		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18S	The Strategy must provide:		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18S a	a) details of the current status and forecasting of the preparation of design plans and appropriate engineering details.		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18S b	b) summary of consultation undertaken (including outcomes) over the previous quarter and forecasting of future consultation.		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18S c	c) forecast construction start date for these works, and timing for dedication to Council (where relevant); and		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B18S d	d) actual and forecast construction completion dates. (The Strategy must be updated every 3 months and submitted to the Secretary until such time that all final works referenced in this condition are completed (including dedication where relevant).		Non-compliant - The Road Access Strategy was not provided to the Secretary as required within 3 months of date of SSD Consent Conditions and was not updated every 3 months and submitted to the Secretary as required by this condition.	Non compliant
B19	Road Design and Traffic Facilities B19. All roads and traffic facilities shall be designed to meet the requirements of Council or Roads and Maritime Services (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority shall be obtained prior to the commencement of road or pavement construction works.	Records of consultation with Council and RMS	Email from The Hills Shire Council 24 October 2018 confirms RMS agreement to signposting and the marking plans and notes that the plans will be forwarded with the LTC report for final approval to the Council meeting to be held on 13 November.	Compliant
B20a	Construction Environmental Management Plan B20. a) Prior to the commencement of building works on the Subject Site, a Construction Environmental Management Plan (CEMP) must be prepared for the development and must address, but not be limited to, the following matters where relevant:	The Project Management Plan - Safety and Environment Plan forms the CEMP for the project. V0 and V1 19/02/18 provided. Correspondence dated 22/02/18 from proponent accompanying receipt of CEMP Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	The Project Management Plan - Safety and Environment Plan forms the CEMP for the project. V0 and V1 19/02/18 provided. Work hours are outlined on page 12 of the Safety and Environment Management Plan. Work hours are identified as 0700 - 1700 Monday - Friday, 0700 - 1300 Saturdays and no work on Sundays or public holidays. Non-compliant - The Safety and Environment Management Plan does not appear to contain 24 hour contact details of the site manager as required by condition B20ai.	Compliant
B20ai	i) hours of work.			Compliant
B20aii	ii) 24-hour contact details of site manager.	Construction Environment Management Plan 18/02/18 Correspondence dated 22/02/18 from proponent accompanying receipt of CEMP		Non compliant
B20aiii	iii) traffic management, prepared in consultation with Council.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	Non-compliant - The Construction Traffic Management Plan does not appear to be prepared in consultation with Council as required by condition B20aiii.	Non compliant

		Construction Environment Management Plan dated 18/02/18 Construction Noise and Vibration Plan 16/03/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	The construction noise and vibration management plan was prepared by Acoustic Logic, 16 March 2018.	Compliant	
B20av	iv) construction noise and vibration management, prepared by a suitably qualified person.		Non-compliant - General air and water quality management requirements are outlined on page 20 of The Safety and Environment Management Plan. Management of dust and odour to protect the amenity of the neighbourhood do not appear to be addressed in the construction environmental management plan as required by Condition B20av.	Non compliant	
B20av	v) management of dust and odour to protect the amenity of the neighbourhood.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	Non-compliant - Air and water quality management requirements are outlined on page 20 of the Safety and Environment Management Plan. Stormwater control and discharge does not appear to be addressed in the construction environmental management plan as required by Condition B20av.	Non compliant	
B20avi	vi) erosion and sediment control.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	An erosion and sediment control plan is provided in The Safety and Environment Management Plan page 14.	Compliant	
B20avi	vii) stormwater control and discharge.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	RF1 - The Safety and Environment Management Plan refers to Aconex transmittal for water management. Please provide Aconex transfer.	Non compliant	
B20avii	viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	An erosion and sediment control plan is provided in The Safety and Environment Management Plan page 14. Stabilised construction entry and exit is observed on the sit establishment plan on page 8 of the SWMP.	Compliant	
B20ax	ix) groundwater management plan including measures to prevent groundwater contamination.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	RF1 - Please provide groundwater management plan including measures to prevent groundwater contamination.	Non compliant	
B20ax	x) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	Non-compliant - Construction Environment Management Plan 18/02/18 version 1 does not address requirements for external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting as required by condition B20ax.	Non compliant	
B20ax	xi) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure and associated communications procedure.	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	Non-compliant - No unexpected finds procedure was observed within the Safety and Environment Management Plan as required by condition B20ax for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure.	Non compliant	
B20axi	xii) waste storage, recycling and litter control	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP	The Waste Management Plan states that the proposed bin storage area at the end of Thorogood Blvd has been designed to allow for large commercial size front or rear loading waste trucks, which will enable collection trucks to turn around using a three point turn movement, so that they can proceed in a forward direction along Thorogood Blvd after servicing the bins. Sections 5 and 6 of the WMP refer to waste management, storage, recycling and litter control.	Compliant	
B20b	b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and	Construction Environment Management Plan 18/02/18 Correspondence dated 18/02/18 from proponent accompanying CEMP Correspondence dated 22/02/18 from the Department confirming receipt of CEMP		Noted	
B20c	c) The Applicant must submit a copy of the CEMP to the Department and Council, prior to commencement of work.	We File transfer (60.9MB) sited dated 21 February 2018. The transfer contained files with responses to draft conditions of consent and a message for Iona. Cover letter 21 February 2018 to Iona Cameron from TSA Management, subject: SSD 8344 Draft Development Consent - DoE Response SSD 8344 Draft Dev Consent-DoE review compressed zipped folder Email from Andrew Beattie 22 February 2018 confirmed Department of Planning and Environment's receipt of the file transfer. The Hills Shire Council were cc'd to the email. Email to Council 12 April 2019 provided containing copy of the following documentation: 1.Construction Safety Environmental Management Plan 2.Construction Noise Vibration Management Plan 3.Construction Soil & Water Management Plan. Requirements of the CEMP to be updated Hours of work in induction / camp No monitoring of noise and vibration records of dust and odours, weekly site inspection reports sited 26 March 2018 ESCP, dust and water, sited weekly site inspection register stormwater contained on site, no discharge off site balanced out to fill, contaminated asbestos - dockets taken to licensed facility waste dockets and licensed facility receipts	The Safety and Environment Management Plan prepared by TSA Management, dated 19 February 2018 (V1) appears to have been sent to the Secretary on the 21 February 2018. Receipt from the Department of Planning and Environment was sent on 22 February 2018. Letter 21 February 2018 to Iona Cameron from TSA Management, subject: SSD 8344 Draft Development Consent - DoE Response refers to the provision of documents, including the Safety and Environment Management Plan as required by this condition. The Department of Education and The Hills Shire Council were CC'd to this letter.	Compliant	
B21	B21. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		Evidence of implementation of the CEMP was provided at the time of the audit and appeared to be generally compliant with the project approval requirements.	Compliant	
B22	Construction Noise and Vibration Management Plan B22. Prior to the commencement of building works on the Subject Site, a Construction Noise and Vibration Management Plan (CNVP) must be prepared for the development and must address, but not limited to, the following matters where relevant:	Construction Noise and Vibration Plan dated 16/03/18	The construction noise and vibration management plan for the project was dated 16 March 2018, prepared before the start of the building works on the site.	Compliant	
B22a	a) be prepared by a suitably qualified expert;	Construction Noise and Vibration Plan dated 16/03/18	The CNVP was prepared by a suitably qualified expert, Acoustic Logic on 16/03/18	Compliant	
B22b	b) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;	Construction Noise and Vibration Plan dated 16/03/18	Non-compliant - The Noise and Vibration Management Plan does not appear to be prepared in consultation with Council as required by condition B22b. No records of Council consultation was provided at the time of the audit.	Non compliant	
B22c	c) describe the measures that would be implemented to ensure:	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22ci	i) best management practice is being employed;	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22cii	ii) compliance with the relevant conditions of this consent;	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22d	d) describe the proposed noise and vibration management measures in detail;	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22e	e) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works;	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22f	f) describe the consultation undertaken to develop the strategies in v) above;	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22g	g) evaluates and reports on the effectiveness of the noise and vibration management measures; and	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B22h	h) include a complaints management system that would be implemented for the duration of the project.	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan describes measures to be implemented as required by this condition.	Compliant	
B23	B23. The Applicant must submit a copy of the CNVP to the Department and Council, prior to commencement of work.	Construction Noise and Vibration Plan dated 16/03/18	The Construction Noise and Vibration Management Plan appeared to be submitted to the Department and Council as required before the start of construction.	Compliant	
B24	B24. The CNVP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Email 16 March 2018 from Ian Guthrie to the Department, Council and the Certifier confirms submission of the CNVP as required by condition B23. Construction Noise and Vibration Plan dated 16/03/18	Email 16 March 2018 from Ian Guthrie to the Department, Council and the Certifier confirms submission of the CNVP as required by condition B23. At the time of the audit, construction was completed. No noise monitoring was advised to be undertaken during construction.	No finding	
B25	Construction Soil and Water Management Plan (CSWMP) B25 The Applicant must prepare a CSWMP and the plan must:			Noted	
B25a	a) be prepared by a suitably qualified expert in consultation with Council;	CSWMP dated 6/02/18 Email to Council 12 April 2019 provided containing copy of the following documentation: 1.Construction Safety Environmental Management Plan 2.Construction Noise Vibration Management Plan 3.Construction Soil & Water Management Plan.	Correspondence dated 12/04/19 confirm the CSWMP was sent to the Hills Shire Council.	Non-compliant - No evidence of consultation with Hills Shire Council was provided to confirm that the CSWMP was prepared in consultation with council as required by this condition.	Non compliant
B25b	b) be submitted to the approval of the Certifying Authority prior to the commencement of construction;	CSWMP dated 6/02/18	The CSWMP was prepared 6 February 2018, before the start of construction.	Compliant	
B25c	c) describe all erosion and sediment controls to be implemented during construction;	CSWMP dated 6/02/18	The CSWMP describes all erosion and sediment controls to be implemented during construction.	Compliant	
B25d	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);	CSWMP dated 6/02/18	The CSWMP provides a plan of how all construction works will be managed in a wet-weather events.	Compliant	
B25e	e) details all off-Site flows from the Site; and	CSWMP dated 6/02/18	The CSWMP details all off-Site flows from the Site.	Compliant	
B25f	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 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI). The Applicant must submit a copy of the CSWMP to Council, prior to commencement of work. The CSWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	ESCP dated 6/02/18	Non-compliant - No evidence was provided of a description of measures to manage stormwater flows for small and large sized events as required by this condition. Submission of the CSWMP was provided to council with the before the start of construction as required by Condition B25f.	Non compliant	
B26	Construction Waste management plan (CWMP) B26. a) Prior to the commencement of works on the Site, a CWMP, prepared by a suitably qualified person in consultation with the Council, must be submitted to the satisfaction of the Certifying authority. The CWMP must address, but not be limited to, the following matters:	Construction Waste Management Plan dated 11/17	B26 - Confirmation of File Issue to DoPE 210218 B26 - Confirmation of Receipt from DoPE 180222 "B26 PMP (Waste Management) NKPS V1"	Compliant	
B26ai	i) recycling of demolition materials including concrete; and	Construction Waste Management Plan dated 11/17	Non-compliant - The CWMP was not submitted to the Department and to Council as required before the start of construction. The plan was not prepared in consultation with council as required by condition B26ai.	Non compliant	
B26aii	ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards, and guidelines, prior to the commencement of any building works.	Construction Waste Management Plan dated 11/17	The plan was not specifically prepared in consultation with council but follows council requirements (ie, Council guidelines).	Compliant	
B26b	b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emissions of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.	Construction Waste Management Plan dated 11/17	Non-compliant - The WMP does not specify details demonstrating compliance with legislation associated with the removal of hazardous waste as required by condition B26b.	Non compliant	

B26c	c) The Applicant must submit a copy of the plan to the department and to the Council prior to the commencement of work.	Construction Waste Management Plan dated 11/17	Email submission 12 April, 2019 of WMP to Council sited. We File transfer (60.9MB) sited dated 21 February 2018. The transfer contained files with responses to draft conditions of consent and a message for Iona. Cover letter 21 February 2018 to Iona Cameron from TSA Management, subject: SSD 8344 Draft Development Consent - DoE Response SSD 8344 Draft Dev Consent-DoE review compressed zipped folder Email from Andrew Beattie 22 February 2018 confirmed Department of Planning and Environment's receipt of the file transfer. The Hills Shire Council were cc'd to the email.	Compliant
B26d	d) The Applicant must notify Transport Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Site, prior to the commencement of the removal of any waste material from the Site. The Applicant must submit a copy of the CWMP to the Department and to the Council, prior to commencement of work. The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Correspondence dated 12/04/19 to Hills Shire Council Email 5 February 2018 to Hills Shire Council confirms submission of the 1. Construction Traffic Management Plan showing planned construction access and delivery routes. 2. Comprehensive Disapitation Report providing dated photographic evidence of the condition of all public assets to council.	Non-compliant - No evidence was provided to confirm notification to TMC, Council and the Department of truck routes before the start of construction as required by condition B26d.	Non compliant
Construction Traffic and Pedestrian Management Plan				
B27	B27 a) Prior to the commencement of works on the Subject Site, a Construction Traffic and Pedestrian Management plan (CTPMP) must be prepared for the development by a suitably qualified expert in consultation with Council and submitted for the approval of the Certifying Authority. The CTPMP must specify, but not be limited to, the following: i) identification of construction traffic routes for all required vehicles during construction, inclusive of any crane delivery, including any known road closures and consideration of alternative routes and construction traffic volumes (including heavy vehicle, spoil haulage) on these routes;	Construction Traffic Management Plan dated 2/02/18 was prepared before the start of construction.	"B27 COMPILED - ctmp166b159 - north Kellyville ..."	Compliant
B27ai	i) details of construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impacts;	Construction Traffic Management Plan dated 2/02/18	The CTPMP identifies construction traffic routes for all required vehicles during construction, inclusive of any crane delivery, including any known road closures and consideration of alternative routes and construction traffic volumes (including heavy vehicle, spoil haulage) on these routes.	Compliant
B27aii	ii) details of construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impacts;	Construction Traffic Management Plan dated 2/02/18	The CTPMP identifies construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impact	Compliant
B27aiiv	iv) discussion of potential cumulative construction impacts on the surrounding road network as a result of the simultaneous construction of adjoining developments;	Construction Traffic Management Plan dated 2/02/18	As outlined above	compliant
B27av	v) details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion;	Construction Traffic Management Plan dated 2/02/18	The CTPMP details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion	Compliant
B27avi	vi) details of measures to maintain or provide alternative safe and accessibility routes for pedestrians throughout the duration of construction;	Construction Traffic Management Plan dated 2/02/18	The CTPMP details of measures to maintain or provide alternative safe and accessibility routes for pedestrians throughout the duration of construction	Compliant
B27avii	vii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cycles;	Construction Traffic Management Plan dated 2/02/18	The CTPMP details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cycles	Compliant
B27aviii	viii) details of methods to be used to communicate proposed future traffic changes to affected road users, pedestrian and cyclists;	Construction Traffic Management Plan dated 2/02/18	The CTPMP details of methods to be used to communicate proposed future traffic changes to affected road users, pedestrian and cyclists	Compliant
B27ax	x) an adaptive response plan which sets out a process for response to any traffic construction or other incident; and	Construction Traffic Management Plan dated 2/02/18	The CTPMP details if an incident occurs on site an 'Incident report form' MUST be completed immediately.	Compliant
B27ax	x) mechanisms for the monitoring, review and amendment to the CTPMP.	Construction Traffic Management Plan dated 2/02/18	Non-compliant - There have been no amendments to the TMP since the 2 February 2018. The TMP appears to contain no mechanisms for the monitoring, review and amendment of the CTPMP as required by condition B27ax.	Non compliant
B27b	b) The Applicant must submit a copy of CTPMP to the Department and Council, prior to commencement of work.	Correspondence dated 22/02/18 from Department of Planning, accompanying CTPMP	There is no record of submission of the TMP to the Department or confirmation of receipt of the TMP before the start of work as required by condition B27b.	Compliant
B28	B28. The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		There have been no additional revisions of the CTPMP during construction. Post construction traffic control and pedestrian management across road observed at the time of the audit. The project is currently operational.	No finding
Complaints and Enquiries Procedure				
B29	Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction: a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; b) a postal address to which written complaints and enquiries may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted.		The Community Communication Strategy was submitted to the Department and Council before the start of construction.	Compliant
B29a	a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;		card provided	Compliant
B29b	b) a postal address to which written complaints and enquiries may be sent; and		Website contains postal address.	Compliant
B29c	c) an email address to which electronic complaints and enquiries may be transmitted.		The project website contains an email address and telephone number. A postal address is to be provided.	Compliant
B30	A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works. The Complaints Management System must include a Complaints register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:	Project Complaints Communication Register	A project Complaints Communication Register confirmed three (3) community complaints which have been closed out. The project complaints register was prepared 18 May 2016 and the first entry is dated 21 February 2018 at the start of construction.	Compliant
B30a	a) number of complaints received	Project Complaints Communication Register	A project Complaints Communication Register confirmed three (3) community complaints which have been closed out.	Compliant
B30b	b) number of people affected in relation to a complaint; and	Project Complaints Communication Register	A project Complaints Communication Register confirmed three (3) community complaints which have been closed out.	Compliant
B30c	c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation. The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.	Project Complaints Communication Register	Recommendation for improvement, details of date, time, complaint and how the complaint was closed out is recommended to be recorded in the register. There was no time or date of communication provided within the register, except for the date the complaint was closed, particularly when there is multiple communication events for each complaint. B31 is noted to be a repeat of B29.	Compliant
B31	B31. Prior to commencement of works, the following must be made available for community enquiries and complaints for the duration of construction: a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the application may be registered;			Compliant
B31a	a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the application may be registered;			Compliant
B31b	b) a postal address to which written complaints and enquiries may be sent; and		Website contains postal address.	Compliant
B31c	c) an email address to which electronic complaint and enquiries may be transmitted.			Compliant
B32	B32. A Complaints Management System must be prepared before the commencement of any works and be implemented and maintained for the duration of the works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:		As per Condition 30	Compliant
B32a	a) number of complaints received;			Compliant
B32b	b) number of people affected in relation to a complaint; and			Compliant
B32c	c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation. The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request			Compliant
B32	The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the timeframe stated in the request			Not triggered
Site Contamination				
B33	B33. Prior to the commencement of works, the Applicant must submit a written statement, prepared by a suitably qualified environmental consultant, to the Certifying Authority advising the results of the post demolition site inspection. If contamination was discovered on the site, the Applicant must submit to the Certifying Authority a Site Audit Report and Site Audit Statement prepared by an EPA accredited site auditor. The site audit report and site audit statement must verify that the land is suitable for the uses proposed as part of this approval.	November 2017 Remediation Action Plan	Non compliant - Evidence was not provided confirming submission of the November 2017 Remediation Action Plan was sent to the certifier before the commencement of works as required by condition B33. Contamination was noted to be found on site - asbestos. Site audit report and site audit statement from EPA accredited site auditor to provided. Please provide copies of the site audit report and site audit statement and evidence that these were provided to the certifier.	Non compliant
Utility Services				
B34	B34. Prior to the commencement of work the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.	Correspondence from Endeavour Energy dated 12/06/18 Correspondence from NBN dated 28/07/18	Correspondence from Endeavour Energy and NBN confirms approval of service installation. No impacts	Compliant
B35	B35. 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	Correspondence from Endeavour Energy dated 12/06/18 Correspondence from NBN dated 28/07/18		Compliant
External Walls and Cladding				
B36	B36. The External walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to the commencement of works, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it.	Architecture Design Certificate dated, 10/04/18. Certifying Authority Crown Works Certificate - Early Works dated 18/04/18 Certifying Authority Crown Works Certificate - In-ground services & Piling 25/01/18	Letter dated 10 April 2018 - stage 2 Works Architectural Design Statement from NBNRS Architecture confirms that the design documentation for the stage 2 works comply with the relevant conditions of the National Construction Code and Australian Standards (both deemed to satisfy and alternative solutions). Non compliant - At the time of the audit evidence was not available to confirm if before the commencement of works the Certifying Authority was provided with this certificate or with other documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetics or aluminium composite panels, comply with the requirements of the NCC.	Non compliant
Compliance Reporting				
B37	B37. A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction works.	Pre-Construction Compliance Report dated 16/04/19	Non-compliant - Pre-construction compliance reporting was not prepared before the start of construction as required by condition B37.	Non compliant
B38	B38. The Pre-Construction Compliance Report must include:	Preconstruction compliance report version 3 dated 7 May 2019	Non-compliant - The requirements of this condition were not met. Details of how terms of SSD 8344 that must be addressed before the commencement of construction have been complied with, and the expected commencement date for construction were not provided in a pre-construction compliance report.	Non compliant
B38a	a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and	Preconstruction compliance report version 3 dated 7 May 2019	Pre-Construction Compliance Report outlines how the terms of this consent that must be addressed before the commencement of construction have been complied with.	Compliant
B38b	b) the expected commencement date for construction.	Preconstruction compliance report version 3 dated 7 May 2019	Non-compliant - The pre-construction compliance report does not contain the expected commencement date for construction as required by condition B38b.	Non compliant
B39	B39. Construction Compliance Reports must be submitted to the Department at for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Secretary. The Construction Compliance Reports must include:	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Non-compliant - Construction compliance reports were not submitted to the Department for information every 6 months from the date of the commencement of construction as required by this condition. A construction compliance report dated 15 April 2019 is in preparation as a draft for submission to the Department.	Non compliant
B39a	a) a results summary and analysis of environmental monitoring.	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Non-compliant - The construction compliance reports submitted to the Department do not contain an analysis of environmental monitoring as required by condition B39a. Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019 do not contain an analysis of environmental monitoring.	Non compliant

B39b	b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Pre-Construction Compliance Report outlines number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints	Compliant
B39c	c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Non-compliant – The construction compliance reports submitted to the Department do not contain details of a review of the CEMP and Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period as required by condition B39c. Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019 do not contain details of reviews required by this condition.	Non compliant
B39d	d) a register of any modifications undertaken and their status;	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Non-compliant – The construction compliance reports submitted to the Department do not contain a register of any modifications undertaken and their status.	Non compliant
B39e	e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Pre-Construction Compliance Report confirms results from initial environmental audit	Compliant
B39f	f) a summary of all incident notified in accordance with this consent; and	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019	Pre-Construction Compliance Report confirms nil incidents therefore no notification was required within this consent.	Compliant
B39f	g) any other matter relating to compliance with the terms of this consent or requested by the Secretary	Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019		Compliant
B40	Independent Environmental Audit B40. No later than one week prior to the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011:2014, Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development.	Environmental Audit Audit interviews	Non-compliant – An independent environmental audit program was not prepared before the start of construction works as required by condition B40. No program of independent environmental audits was prepared within one month prior to the commencement of construction works as required by MCoA B40. It is recommended that an audit program is prepared in accordance with the latest version of AS/NZS ISO 19011:2014, Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information and this program is to be implemented and complied with as required by MCoA B40.	Non compliant.
B41	B41. All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:	Environmental Audit Audit interviews	No independent environmental audits have been conducted on the project to date. However, TSA Management have conducted an internal compliance audit on the project in March 2019. Observation of concern / recommendation for improvement - No independent environmental audits have been conducted on the project to date. No audit reports have been prepared for the project as required by condition B41. TSA Management has engaged RPS Maridita Roberts Pty Ltd to conduct an independent environmental audit to provide recommendations to rectify non-compliances TSA Management have identified in their own internal audit conducted in March 2019. RPS Maridita Roberts Pty Ltd have suitably qualified and experienced lead environmental auditors that are ISO 14001 certified and independent of the project. RPS Maridita Roberts Pty Ltd do not have any current engagement with School Infrastructure NSW (SINSW) nor has for the previous five years. It is recommended that a fully comprehensive independent environmental audit be conducted in compliance with MCoA B41.	Not triggered
B41a	a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;	Environmental Audit Audit interviews		Not triggered
B41b	b) assesses whether the development is complying with the terms of this consent;	Environmental Audit Audit interviews		Not triggered
B41c	c) reviews the adequacy of any document required under this consent; and	Environmental Audit Audit interviews		Not triggered
B41d	d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	Environmental Audit Audit interviews		Not triggered
B42	B42. Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Certifying Authority.	Environmental Audit Audit interviews	Observation of concern / recommendation for improvement - No independent environmental audits have been conducted on the project to date. It is recommended that within three months of commencing an independent environmental audit, or within another timeframe agreed by the Secretary, a copy of the audit report is submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations as required by MCoA B42.	Not triggered
PART C DURING CONSTRUCTION				
C1	C1. A copy of the approved and certified plans, specifications and documents incorporating conditions or approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Site visit Site audit	The project is currently operational.	No finding
C2	C2. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction Environmental Management Plan	Assess compliance with construction hours Toolbox talks Meeting minutes Monthly reports ER inspection reports Weekly inspection reports Construction induction	No finding
C2a	a) between 7:00 am and 6:00 pm, Monday to Fridays inclusive;	Construction Environmental Management Plan		No finding
C2b	b) between 8:00 am and 1:00 pm, Saturdays; and	Construction Environmental Management Plan		No finding
C2c	c) No work may be carried out on Sundays or public holidays.	Construction Environmental Management Plan		No finding
C3	C3. Activities may be undertaken outside of these hours.	Construction Environmental Management Plan		Not triggered
C3a	a) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or	Construction Environmental Management Plan		No finding
C3b	b) if required in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Construction Environmental Management Plan		No finding
C3c	c) works are inaudible at the nearest sensitive receivers; or	Construction Environmental Management Plan		No finding
C3d	d) if a variation is approved in advance in writing by the Secretary or her nominee	Construction Environmental Management Plan		No finding
C3e	e) Notification of such activities must be given to accepted residents before undertaking the activities or as soon as is practical afterwards.	Construction Environmental Management Plan		No finding
C4	C4. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Construction Environmental Management Plan		No finding
C4a	a) 9:00 am to 12:00 pm, Monday to Friday;	Construction Environmental Management Plan		No finding
C4b	b) 2:00 pm to 5:00 pm Monday to Friday; and	Construction Environmental Management Plan		No finding
C4c	c) 9:00 am to 12:00 pm, Saturday.	Construction Environmental Management Plan		No finding
C5	C5. The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 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 CNVMP required under Condition B22.	Construction Environmental Management Plan	Assess compliance with construction noise management Noise complaints Noise monitoring records Toolbox talk records Evidence of respite periods Evidence	No finding
C6	C6. If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Fact Sheet C of the Noise Policy for Industry), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	Construction Environmental Management Plan		No finding
C7	C7. The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under Condition C2.	Construction Environmental Management Plan		No finding
C8	C8. The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents and nearby hospital buildings. These activities are to be carried out after 8 am only and over continuous periods not exceeding three hours (with at least a one hour respite every three hours).	Construction Environmental Management Plan	Respite periods were advised to be undertaken. No evidence was provided to verify this statement.	No finding
C9	C9. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a CNVMP required under Condition B22.	Construction Environmental Management Plan	Piles were advised to be bored piles only. No evidence was provided to verify this statement.	No finding
C10	C10. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Construction Environmental Management Plan	Non tonal reversing beepers were advised to be used (ie. Quakers. No evidence was provided to verify this statement.	No finding
C11	C11. Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the Subject Site.	Construction Environmental Management Plan	The complaints register was sited. There were no noise complaints recorded during the construction period. No noise monitoring records were sited to confirm compliance with the approved project noise limits.	No finding
C12	C12. The Applicant must ensure construction of the development is carried out in accordance with the recommendations outlined in North Kellyville New Primary School Acoustic Report, prepared by GHD Woodhead, dated January 2018.	Acoustic Report Construction Environmental Management Plan		No finding
C13	Vibration Criteria C13. Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to:	Construction Environmental Management plan		No finding
C13a	a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings, Effects on Structures;	Construction Environmental Management plan		No finding
C13b	b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6842 - Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment;	Construction Environmental Management plan		No finding
C13c	c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and	Construction Environmental Management plan		No finding
C13d	d) the limits apply unless otherwise outlined in the CNVMP required under Condition B22 and submitted to the satisfaction of the Certifying Authority.	Construction Environmental Management plan		No finding
C14	Waste C14. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste Management plan	The Waste Management Plan and RAP report were provided as well as tip dockets confirming asbestos contaminated material taken offsite to appropriately licensed facilities. All other waste was advised to be kept on site. Only contaminated fill (containing asbestos) was advised to have been taken offsite.	Compliant

C15	C15. The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil, mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.			No finding
C16	C16. The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse	Waste Management plan		No finding
	Handling of Asbestos	Waste Management plan		
C17	C17. The Applicant is to 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. [EPA]		SafeWork NSW notification number 940R-00169000-01 dated 5 February 2018 notice of intent to remove non friable asbestos 10/2/18 - 10/3/18 exp 21/11/18 Jeffsam Excavations Pty Ltd evidence provided.	Compliant
	Tree Protection	SafeWork NSW notification number 940R-00169000-01 dated 5 February 2018 notice of intent to remove non friable asbestos		
C18a	C18. 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.		Tree protection measures during construction There is a tree protection plan on page 13 of the Safety and Environment Management Plan. Tree trimming / removal was advised to be compliant with this development consent.	No finding
C18b	b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Tree Protection Plan		No finding
C18c	c) all trees on the Subject Site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboriculturally Impact Assessment, prepared by Arborisport, dated November 2017; and	Tree Protection Plan		No finding
C18d	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 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.	Tree Protection Plan		No finding
C19	Landscaping C19. Any trees planted (that would reach a height of 9.8 metres at maturity) as part of the approved Landscape Plan must be of a suitable advanced stage, be locally endemic species and be endorsed by a suitably qualified and experienced person(s). Confirmation that all trees have been planted in accordance with this condition (including number of trees) must be provided to the Certifying Authority prior to operation unless otherwise agreed by the Secretary.		compliance with this condition. Request record of submission to Certifier and date of occupation. An email to the certifier was provided 17/4/19 after the start of operation. Certificate filed. Non-compliant - A certificate was filed confirming that all trees were planted in accordance with the approved Landscape Plan.	Non compliant
	Erosion and Sediment Control	Landscaping report from StoneWill Landscaping 18 December 2018		
C20	C20. All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	An email to the certifier was provided 17/4/19		No finding
C21	Disposal of Seepage and Stormwater C21. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	Erosion and Sediment Control Plan	There was advised to be no disposal or seepage of stormwater during construction. Dewatering of the sediment basin was not required during construction. Water was allowed to evaporate from the sediment basin as per the erosion and sediment control plan during construction.	Not triggered
	Construction traffic		Request ESCP or other documentation on EMMMS confirm management	
C22	C22. All construction vehicles are to enter and exit the Subject Site via Hazel Road.	Site visit		No finding
C23	C23. All construction vehicles (including concrete agitator trucks) are not to arrive at the Subject Site or surrounding residential areas prior to the approved start time of works for the day.	Site interview Construction Plan		No finding
	Site contamination issues during Construction	Site visit Site interview Construction Plan		
C24	C24. Should any new information come to light during construction works which has the potential to alter previous conclusions about site contamination, then the Certifying Authority must be immediately notified and works must cease. The Certifying Authority will determine whether further investigation, or the need for remediation, is required before construction works can recommence.		The Certifier did not issue any stop works during construction due to site contamination issues. Only known asbestos contaminated material was identified on site during construction.	Not triggered
C25	Approved Plans to be On-site C25. A copy of the approved and certified plans, specifications and documents incorporating conditions or approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.			No finding
	Erosion and Sediment Control	Site visit Site photos		
C26	C26. All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.		Request weekly inspection report examples of ESCP implementation Request ESCP Request clearance letter following rehabilitation of site following ground disturbance	No finding
C27	Road Occupancy License C27. A Road Occupancy License must be obtained from the Transport Management Centre (TMC) for any works that impact on traffic flows during construction activities.	Erosion and Sediment Control Plan	A road opening license was required for installation of traffic management controls during construction. ROL and road opening permit 1162/2018/120 dated 29 June 2018 filed.	Compliant
	Unloading of Construction Materials	ROL and road opening permit 1162/2018/120 dated 29 June 2018		
C28	C28. The loading and unloading of construction materials must not be carried out on Hazel Road in order to ensure the continued and unimpeded operation of existing public transport services.			No finding
	Site Notice	Site interview Construction plan Site photos		
C29	C29. a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purpose of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.			No finding
C29b	b) The site notice(s) is to satisfy all but not be limited to, the following requirements:	Site visit Site photos		No finding
C29bi	i) minimum dimensions of the notice must measure 841 mm x 591 mm (A1) with any text on the notice to be minimum of 30-point type size;	Site visit Site photos		No finding
C29bii	ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site visit Site photos		No finding
C29biii	iii) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	Site visit Site photos		No finding
C29biv	iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.	Site visit Site photos		No finding
	Site Notice	Site visit Site photos		
C30	C30. 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.			No finding
	Hoarding Requirements	Site visit Interview Site photos		
C31	C31. The following hoarding requirements must be complied with:			No finding
C31a	a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing;	Site visit Site photos		No finding
C31b	b) the construction site manager must be responsible for the removal of all graffiti from any construction hoarding or the like within the construction area within 48 hours of its application; and	Site visit Site photos		No finding
C31c	c) hoardings over Council footways or road reserve.	Site visit Site photos		No finding
	No Obstruction of Public Way			
C32	C32. The public way (outside of any construction works zones) must not be obstructed by any materials, vehicles, refuse, skips or the like, under the circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.			No finding
	Impact of Below Ground (sub-surface) Works - Non-Aboriginal Relics	Site visit		
C33	C33. If any unexpected archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area and the Heritage Office contacted. Depending on the possible significance of the relics, an archaeological assessments and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Office.		There were no unexpected finds of non Aboriginal heritage during construction.	Not triggered
	Discovery of Aboriginal Heritage	Archaeological assessments and management strategy		
C34	C34. In the event that surface disturbance identified a new Aboriginal object, all works must halt in the immediate area to prevent any further impact to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all projects/sites. Works may only recommence with the written approval of OEH.		There were no unexpected finds of Aboriginal heritage during construction.	Not triggered
	Access to Information	Consultation report		
C35	C35. 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 Secretary, the Applicant must:		The information found on the project website: https://www.schoolinfrastructure.nsw.gov.au/projects/north-kellyville-new-primary-school.html shows community updates and does not contain all the information required by MCoA C35. It is recommended that all the documentation required by this condition to be made publicly available, is provided to the Department of Planning and Environment for information and be made publicly available in the immediate future on the project website as required by this Ministers Condition of Approval. MCoA C35. Non-compliant - not all information required to be made publicly available on the project website was available on the project website before the start of construction. Documentation was advised to be made available on the website 29 April 2019.	Non compliant
C35a	a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:		Assessment based on findings made at the time of the audit.	Compliant
C35ai	i) the documents referred to in Condition A2 of this consent;	The below documents available online on the project website	Architectural drawings, landscape drawings, stormwater management plans are provided on the project website.	Compliant
C35aia	ii) all current statutory approvals for the development;	Detailed plans	The Development consent is available on the project website.	Compliant
C35aib	iii) all approved strategies, plans and programs required under the conditions of this consent;	Development of Consent	Non-compliant - Not all approved strategies, plans and programs required under the conditions of this consent are available on the project website. Not in all cases have these plans been prepared or approved as required by SSD 8344 at the time of the audit.	Non compliant

C35av	v) regular reporting on the environmental performance of the development in accordance with its reporting arrangements in any plans or programs approved under the conditions of this consent.	Strategies, plans and programs relevant to project	Non-compliant - At the time of the audit no environmental performance reporting was available on the project website. Regular reporting on the performance of the development is required and is to be made available on the project website as per condition C35av.	Non compliant
C35av	v) a comprehensive summary of the monitoring results of the development reporting in accordance with the specifications in any conditions of this consent, or any approved plans and programs.	CEMP	Non-compliant - At the time of the audit a comprehensive summary of the monitoring results of the development reporting was not available on the project website as required by condition C35av.	Non compliant
C35av	v) a summary of the current stage and progress of the development.	Environmental Monitoring Program	Non-compliant - At the time of the audit a summary of the current stage and progress of the development was not available on the project website as required by condition C35av. The project status on the website is advised to be during the construction phase and is to be updated.	Non compliant
C35avi	vi) contact details to enquire about the development or to make a complaint.	Complaints contact	Contact details include address, postal address, email address	Compliant
C35avii	vii) a complaints register, updated monthly.	Complaints register	Current complaints register for April 2019 is provided on the project website.	Compliant
C35aix	ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report.	Complaints register	There is currently no independent environmental audit report prepared for the project.	Not triggered
C35aix	x) any other matter required by the Secretary; and	Environmental Audit (currently being undertaken)	No requirements from the Secretary are noted	Not triggered
C35b	b) keep such information up to date, to the approval of the Certifying Authority.		Compliant to current website up to date. Non-compliant - At the time of the audit evidence was not provided to confirm the certifier was satisfied that the project website was up to date at least 48 hours before the start of construction or until the completion of all works under this consent, or such other time as agreed by the Secretary.	Non compliant
C36	C36. Within six months of the date of this consent the Applicant must make the following information publicly available on its website and keep the information up to date:		Non-compliant - Information was not made publicly available, as required condition C36 within six months of the date of the date of consent which was 16 March 2019. It is recommended that all information required by this condition be made publicly available on the project website in the immediate future and that this information be kept up to date as required. It is recommended that version of the complaints register to be made publicly available on the project website, be modified to avoid providing sensitive personal information on the project website.	Non compliant.
C36a	a) the EIS.	As below	The EIS is available on the major projects website and the project website.	Compliant
C36b	b) current statutory approvals for the Development.	Environmental Impact Statement	The development consent is available on the project website.	Compliant
C36c	c) approved strategies, plans or programs.	Conditions of Consent	Approved strategies, plans and programs are available on the project website.	Compliant
C36d	d) a complaints register, updated on an annual basis; and	Plans	The current complaints register is available on the project website.	Compliant
C36e	e) any other matter required by the Secretary. Note: This condition does not require any confidential information to be made available to the public.	Complaints Register	No sensitive information is considered to be available on the project website.	Compliant
C37	C37. Within 24 hours of the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant must notify the Secretary and any other relevant agencies of the incident in accordance with the requirements outlined in Conditions A15 to A20.	Incident Reporting Plan	No incidents have been reported. No incidents have occurred on site to date. Non-compliance was not reported and therefore no non-compliance triggered the requirement for an incident to be reported during construction.	Compliant
C38	C38. Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with Condition A15.			Not triggered
C39	Compliance Tracking and Reporting C39. The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the development on its project website, in accordance with the reporting arrangements in any plan or other documents approved under the conditions of this consent.		Non-compliant - Regular (six monthly) environmental performance reporting is not provided on the project website as required by condition B39. There is currently no environmental performance reporting provided on the project website. Regular (six monthly) reporting on environmental performance was not undertaken during construction as required by this condition. Six monthly compliance reporting has not been undertaken on the project to date. A compliance tracking report was submitted to the Department 11 March 2019 pre operation. There have been a number of compliance tracking reports submitted to the Department since then, Rev1 to Rev 7 between 16 April 2019 and 10 May 2019.	Non compliant
C40	Compliance - General C40. 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 developments.	Compliance Report	Subcontractor compliance	Compliant
C41	C41. Construction Compliance reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six month period for the duration of the construction of the development, or such other timeframe as required by the Secretary.	Independent Audit	Construction compliance reports have not been submitted to the department every six months as required by this condition. Non-compliant - Regular (six monthly) construction compliance reporting was not undertaken during construction as required by condition C41. Six monthly compliance reporting has not been undertaken on the project to date.	Non compliant
C42	C42. The Construction Compliance Reports must include:			
C42	The Construction Compliance Reports must include:		Three construction compliance reports have been prepared for the project. The pre-construction compliance report v3 dated 7 May 2019, construction compliance report version 2 dated 7 May 2019 and the pre operation compliance report version 7 dated 9 May 2019.	Noted
C42a	a) a results summary and analysis of environmental monitoring.	The pre-construction compliance report v3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019 and the Pre operation compliance report version 7 dated 9 May 2019.	Non-compliant - A results summary and analysis of environmental monitoring monitoring is not provided in the construction compliance reports provided as required by condition C42a. Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019 do not contain a results summary or analysis of environmental monitoring.	Non compliant
C42b	b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints.	Construction Compliance Report	Section 6.5 of the construction complaints reports provide a summary of complaints. 3 complaints have been received and closed out to date according to the complaints register. Only two complaints are recorded in the Pre construction compliance report version 3. The summary of the main areas of the complaints are provided but not details are provided of the action taken, response given and proposed strategies for reducing the recurrence of such complaints. Non compliant - Not all the complaints received for the project as identified in the complaints register, addressed in the construction compliance reports. Complaint received 29 March 2019 does not appear to be reported. Furthermore, The summary of the main areas of the complaints addressed on the construction compliance reports are provided but no details within the construction compliance reports are provided of the action taken, response given and proposed strategies for reducing the recurrence of such complaints.	Non compliant
C42c	c) details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period.	Construction Compliance report Complaints Register	Non-compliant - No details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period within the construction compliance reports provided to date are provided in Preconstruction compliance report version 3 dated 7 May 2019, Construction compliance report version 2 dated 7 May 2019, and Pre-operation compliance report version 7 dated 9 May 2019. It is noted in the CEMP that the CEMP has had 4 revisions to date.	Non compliant
C42d	d) a register of any modifications undertaken and their status.	Construction Compliance report Complaints Register	There were no modifications for the project to date. The Department recommended a modification to be undertaken, no action has been undertaken to date. The construction compliance reports do not contain a register of any modifications undertaken and their status as required by condition 42d. There have been no modifications for the project to date. However, Email 6 May 2019 from Iona Cameron from the Department, advised error in condition D28 and advises a modification should be lodged with the Department to have it removed.	Not triggered
C42e	e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit.	SEMP	No independent environment audits have been undertaken to date	Compliant
C42f	f) a summary of all incidents notified in accordance with this consent; and	Independent Audit	Section 6.4 of the Construction Compliance Reports contain of incidents. No incidents have been reported for the project to date.	Compliant
C42g	g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary.	Construction Compliance Report		Noted
C43	Protection of Public Infrastructure C43. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
C43a	a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and		No evidence has been provided or complaints received identifying any damage to public infrastructure as a result of the project. The final inspection report provided by Hills Shire Council 19 February 2019 provided a satisfactory inspection result on the following criteria: 1. Works As Executed Plans/CCTV provided 2. Site safe, tidied and all rubbish removed 3. All construction signage removed 4. Pits inspected and satisfactory 5. Kerb, gutter and road pavement inspected and satisfactory 6. Footpath and cycleway inspected and satisfactory 7. Street sign/lighting installation satisfactory 8. Turf, approved landscaping and lots stabilisation completed 9. All necessary compliance certificates to be lodged.	Noted
C43b	b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.	Final inspection report provided by Hills Shire Council 19 February 2019	The project appears generally compliant with this condition.	No finding
C43c	c) ensure that any 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 NCC. Note: Part 6 of the EP&A Regulation sets out the requirements for the certification of the development.	Final inspection report provided by Hills Shire Council 19 February 2019	No evidence has been provided confirming requirement for any infrastructure relocation.	No finding
C44	C44. 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 NCC. Note: Part 6 of the EP&A Regulation sets out the requirements for the certification of the development.	Henry&Hymas Structural Construction Certificate dated 26 November 2018 reference 17827-533/d	Henry&Hymas Structural Construction Certificate dated 26 November 2018 reference 17827-533/d confirms that the design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, Part 7 of the Environmental Planning and Assessment Regulations, relevant Australian Standards and relevant conditions of Development consent.	Compliant
C45	C45. All excavations and backfilling on public land associated with the development must be executed in accordance with the appropriate safety standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life and property.			No finding
D1	PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE D1. The following works must be completed prior to occupation, unless otherwise agreed by the Secretary.		Construction Certificate issued 7 August 2019 providing determination by Council of the development. The start date of occupation was advised to be 29 January 2019, the start date of Day 1, Term 1 when school commenced. Site inspection confirmed that the works outlined in condition D1 appeared to be complete. The completion certificate and drawings 1:30 were not available at the time of the audit. However, the final inspection report from the Hills Shire Council dated 19 February 2019, noted a satisfactory result.	Compliant

D1a	a) The extension of Mossop Way (including an ancillary drainage) to provide public vehicle access through to Hezlett Road to Council specifications.	Construction Certificate dated 7 August 2018 providing determination by Council of the development. The final inspection report from the Hills Shire Council dated 19 February 2019	The final inspection report from the Hills Shire Council dated 19 February 2019 noted a satisfactory result of all works.	Compliant
D1b	b) The extension of Thorogood Boulevard (including any ancillary drainage) to provide a vehicle turning area to Council's specifications.	Construction Certificate dated 7 August 2018 providing determination by Council of the development. The final inspection report from the Hills Shire Council dated 19 February 2019	The final inspection report from the Hills Shire Council dated 19 February 2019 noted a satisfactory result of all works.	Compliant
D1c	c) The extension of Hipwell Avenue (including an ancillary drainage, landscaping or pedestrian footpath) to provide public vehicle access to Council specifications.	Construction Certificate dated 7 August 2018 providing determination by Council of the development. The final inspection report from the Hills Shire Council dated 19 February 2019	The final inspection report from the Hills Shire Council dated 19 February 2019 noted a satisfactory result of all works.	Compliant
D2	D2. Within 3 months of the approval, unless otherwise agreed by the Secretary, preliminary design and engineering plans for the works outlined in Condition D1 must be submitted to the Council for review.	Construction Certificate dated 7 August 2018 providing determination by Council of the development. The final inspection report from the Hills Shire Council dated 19 February 2019	The preliminary design and engineering plans were reviewed by Council within three months of this approval as required. Review comments from Hills Shire Council were provided to ADCO in email from Ben Hawkins, HSC, 11 May 2018.	Compliant
D3	D3. Final and engineering details must be prepared to Council's requirements and specifications and must be endorsed by Council prior to the commencement of works detailed in Condition D1.	Email from Ben Hawkins, HSC, 11 May 2018 to ADCO with review comments on the preliminary design	The Hills Shire Council Construction Certificate was provided dated 7 August 2018 from Hills Shire Council.	Compliant
D4	D4. The works detailed in Condition D1 must be dedicated to Council prior to the commencement of works detailed in Condition D1.	Construction Certificate dated 7 August 2018 providing determination by Council of the development.	Non-compliant - The works detailed in Condition D1 was not dedicated to Council prior to the commencement of works detailed in Condition D1 as required by condition D4. The deposited plan administration sheet for the subdivision of lot 100 and lot 101 in DP 1216659 was lodged with the Hills Shire Council on 18 March 2019 after the start of construction of the works detailed in D1. RFI - Please provide copies of dedication to council advised to be signed 16 April 2019.	Non compliant
Student Drop-off/Pick-up - Hezlett Road		Deposited plan administration sheet for the subdivision of lot 100 and lot 101 in DP 1216659 was lodged with the Hills Shire Council on 18 March 2019.		
D5	D5. The interim and final location and design of the student drop-off/pick-up area must be determined in consultation and agreement with Council and Transport for NSW (TNSW) / RMS as relevant prior to operation of the school. Designs must include consideration to localised road widening, kerbside parking, signage and appropriate crossing and bus stops. Details of consultation undertaken and the agreed interim and final locations of the student drop-off/pick-up area must be submitted to the Department of Information.		Letter from Hills Shire Council dated 19 November 2018 provided confirming Council conditional approval. Council's approval is subject to the installation of a suitable barrier to separate the 'Kiss and Drop' zone and bus bay from the adjoining pedestrian access path. Approved and stamped CC drawing attachment "12-2019-ec" confirms agreement for location of temporary 'kiss and drop' or student pick-up zone. The interim solution has been proposed by the Department of Education to be replicated in the final upgrade by Council. There has been no design nor timing confirmed from Council to date.	Compliant
D6	D6. The agreed interim student set-down and pick-up area referred to in Condition D5 must be established prior to the commencement of school operations, unless otherwise agreed by the Secretary, and in accordance with the terms of any agreement provided by Council and TNSW / RMS.	Letter from Hills Shire Council dated 19 November 2018 provided confirming Council conditional approval. Approved and stamped CC drawing attachment "12-2019-ec"	The final inspection report from the Hills Shire Council dated 19 February 2019 noted a satisfactory result of all works.	Compliant
Pedestrian Crossing - Hezlett Road		The final inspection report from the Hills Shire Council dated 19 February 2019		
D7	D7. The Applicant must investigate suitable pedestrian crossing options to ensure school students/pedestrians can safely cross Hezlett Road both at initial operation and following its upgrade. The interim and final design and timing of delivery of a formalised pedestrian crossing is to be determined in consultation and agreement with Council and TNSW / RMS prior to the commencement of school operations.	Email 1 March 2019 from Andrew King from the Hills Shire Council confirming timing and delivery of Hezlett Road upgrade stating work to take approximately 12 months to complete.	Approved and stamped CC drawing attachment "12-2019-ec" confirms agreement for location of Temporary "pedestrian crossing". Consultation and approval has only ever been with regard to the interim or temporary solutions. Temporary solution was agreed to be constructed and completed before School Day 1 Term 1 2019. Discussions regarding permanent crossings were between Council & the Department of Education only. The interim solution has been proposed by the Department of Education to be replicated in the final upgrade by Council. There has been no design nor timing confirmed from Council to date. Previous agreement was the Council were designing and constructing the ultimate Hezlett road upgrade and Signallised pedestrian crossing and thus completing the design also (refer attached minutes from meeting on 23/07/2018). There has been no firm commitment from Council on timing for the ultimate Hezlett road upgrade. Andrew King from Hills Shire Council emailed on 1 March 2019 that the works for Hezlett Road Upgrade will take approximately 12 months to complete with tender for construction aimed at April/May 2019 and construction in July 2019 pending the awarded. RMS and Council agreement cited in emails. Non-compliant - The final design and timing of delivery of a formalised pedestrian crossing was not determined in consultation and agreement with Council and TNSW / RMS before the start of school operations as required by condition D7.	Non compliant
D8	D8. The Applicant must prepare a report to the Secretary summarising how compliance with Condition D7 has been achieved. The report must include:	Correspondence dated 19/11/18 from Hills Shire Council accompanying Linemarking and Signposting Plans	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018. Non-compliant - a report summarising how D7 has been achieved was not provided to the Secretary as required by condition D8. A report is required to be provided to the Secretary advising how condition D7 pedestrian crossing requirements were complied with.	Non compliant
D8a	a) details of consultation undertaken	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	Compliant
D8b	b) agreement(s) obtained, and	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	Compliant
D8c	c) the final design of the interim and long-term crossing(s) and relevant timeframes for construction, completion and operation.	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	Compliant
D9	D9. The agreed interim crossing(s) referred to in Condition D7 must be established prior to the commencement of school operations, unless otherwise agreed by the Secretary.	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018. Inspection Report 12/2019EC from Hills Shire Council on 17 December 2018 for road works and final completion on 19 February 2019.	At the time of the audit, the student drop-off / pickup area was observed to be established. Inspection Report from the Hills Shire Council confirm that all works were completed on 19 February 2019. This confirms the interim crossings were completed prior to operation.	Compliant
D10	D10. The establishment of the agreed final pedestrian crossing must be in accordance with the terms of any agreement provided by Council and TNSW / RMS as referred to in Condition D7.	Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018.	RFI - please provide evidence of establishment before the start of school operations as agreed by Council and TNSW/RMS.	Non compliant
Bus Layover - Hezlett Road		Email 10 October 2018 from Kastuv Koirala from the Hills Shire Council confirms approval of the works on Hezlett Road and contains final design. This was provided in email to Iona Cameron 11 October 2018. Deposited Plan administration sheet signed 18 March 2019		
D11	D11. The Applicant must investigate suitable bus layover(s) options within Hezlett Road for the interim and upgrade road condition. The interim and final design and delivery timing of a formalised bus layover must be determined in consultation and agreement with Council and TNSW / RMS, prior to the commencement of school operations. Details of consultation undertaken and any agreement granted, as well as the final design and any agreed delivery timeframe for the establishment of the bus layover(s) is to be submitted to the Secretary.		Suitable bus layover(s) options within Hezlett Road were investigated for the interim and upgrade road condition. The interim design and delivery timing of a formalised bus layover was determined in consultation and agreement with Council and the traffic committee on which RMS has a representative. Details of consultation undertaken and any agreement granted for the establishment of the bus layover(s) is submitted to the Secretary. Refer to email to the Department (Iona Cameron) 11 October 2018. The final design and delivery of the bus layover is to be determined and carried out by Council following handover of the project. Approved and stamped CC drawing attachment "12-2019-ec" confirms agreement for location of "bus layover zone". Temporary solution was agreed to be constructed and completed before School Day 1 Term 1 2019. The interim solution has been proposed by the Department of Education to be replicated in the final upgrade by Council. There has been no design nor timing confirmed from Council to date. Correspondence dated 24/10/18 with Council identifies suitable bus layover(s) options within Hezlett Road for the interim and upgrade road condition. The signposting and linemarking plans, were to be forwarded with the LTC report for final approval to the Council meeting 13 November 2018. This information and further update should be provided to the Department. Non-compliant - The final design and delivery timing of a formalised bus layover was not determined in consultation and agreement with Council and TNSW / RMS, prior to the commencement of school operations as required by condition D11.	Non compliant
D12	D12. The agreed interim formalised bus layover referred to in condition D11 must be established prior to the commencement of school operations, unless otherwise agreed by the Secretary.	Approved and stamped CC drawing attachment "12-2019-ec" Correspondence dated 24/10/18 with Council identifies suitable bus layover(s) options within Hezlett Road for the interim and upgrade road condition. Email to the Department (Iona Cameron) 11 October 2018	At the time of the audit the temporary design solution for the bus layover was observed to be installed. The work was advised to be completed 12 December 2018 before the school was occupied 29 January 2018.	Compliant
D13	D13. The establishment of the agreed longer term formalised bus layover must be in accordance with the terms of any agreement provided by Council and TNSW / RMS.		Discussion is advised to be ongoing between SINSW and Council in relation to when Council will be able to install their final design. Latest information was this would proceed from July 2019.	Noted
Bus Servicing and Network Accessibility				
D14	D14. The applicant must investigate suitable bus access route to service the school in the interim and longer term in consultation and agreement with Council and TNSW / RMS having regard to existing and future road network configurations prior to the commencement of school operations. Options to be considered in consultation and agreement with Council and TNSW / RMS may include, but not limited to, the use of reduced length buses where appropriate swept paths and manoeuvring cannot be achieved in the interim. Details of consultations undertaken and any agreement obtained, as well as the any interim and final bus route must be submitted to the Secretary.		A Bus Route Investigation was completed as part of the Traffic and Transport Assessment dated 09/18. Refer to section 2 for bus route investigation. Refer to Appendix A for correspondence with RMS and Council. The design is advised to accommodate full length buses. RFI - Please provide evidence of the interim and final bus routes submitted to the Secretary.	Non compliant
D15	D15. Should reduced length buses be required to service the school, evidence must be submitted to the satisfaction of the Secretary prior to operation confirming the school will be serviced by these vehicles.	Traffic and Transport Assessment September 2018 provided		Not triggered
Road Design and Traffic Facilities				
D16	D16. Prior to occupation, all roads and traffic facilities must be fully constructed in accordance with the designs approved by the relevant road authority and in accordance with the Road and Access Delivery Strategy (Condition B18).		The Final inspection report provided by Hills Shire Council 19 February 2019 provides a satisfactory inspection result from the Hills Shire Council. RFI - please provide confirmation the certifier is satisfied with the closeout of this condition.	Compliant
Car Parking and Service Vehicle Layout		Final inspection report provided by Hills Shire Council 19 February 2019		

D17	D17. Prior to occupation, plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.		Henry&Hymas letter 9 May 2019 ref 17627-c3/af certification of completed carpark and service vehicle works confirm professional advice of compliance with the traffic and parking requirements of this condition. RFI please provide confirmation that the certifier is satisfied with the closeout of the condition before occupation.	Non compliant
D17a	a) all vehicles must enter and leave the site in a forward direction.	Henry&Hymas letter 9 May 2019 ref 17627-c3/af certification of completed carpark and service vehicle works Certifier has requested: Updated Civil plans Photos of additional signage NORS design statement for tree installation Sweep paths from GHD	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. The site has been designed such that all vehicles enter and leave the site in a forward direction. This will be managed as part of the operation and management of the school.	Non compliant
D17b	b) a minimum of 12 on-site car parking spaces accessed from Hezlett Road as shown in the plans listed in Condition A2; and constructed in accordance with the latest version of AS2890.1-1993.	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. A minimum of 12 car-parking spaces including two disabled parking spaces have been provided that can be accessed from Hezlett Road and in accordance with the approved plans and AS2890.1-2004.	Non compliant
D17c	c) the provision of all-weather interim parking and access along the full length of the eastern side of the Hipwell Avenue extension.	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. The interim parking along the eastern side of Hipwell Avenue has been provided with an all weather asphalt east.	Non compliant
D17d	d) the provision of a landscape bay every 10 car spaces in the Hipwell Avenue extension (where no other landscaping are capable of accommodating mature tree species is proposed within this road corridor).	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. In order to maximise the number of parking spaces, Council has provided Construction Certificate approval for the parking along Hipwell Avenue without landscaping bays.	Non compliant
D17e	e) all operational vehicles accessing the Site, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only, unless otherwise agreed by Secretary.	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. The site has been designed such that no vehicles larger than Medium Rigid Vehicles (MRV) can enter the site.	Non compliant
D17f	f) appropriate pedestrian advisory signs are to be provided at the egress point of the car park.	As above	Confirm submission of plans to the satisfaction of the Certifier in relation to car parking and service vehicle layout. Additional pedestrian advisory signage at the egress to the site will be provided by ADCO.	Non compliant
D17g	g) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority.	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. All signposting has been provided by ADCO as part of their contract.	Non compliant
D17h	h) the swept path of the longest vehicle entering and exiting the School Site in association with the new work, as well as manoeuvrability through the Sites, must be in accordance with AUSTRORADS. In this regard, a plan must be submitted to Council for approval, which shows that the proposed development complies with this requirement, and	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. Sweep paths of the longest vehicle entering and exiting the site have been assessed in accordance with Austroads. Refer attached turning path diagrams for details. These are in accordance with the approved traffic report by GHD dated January 2018.	Non compliant
D17i	i) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	As above	Confirm submission of plans to the satisfaction of the Certifier before occupation in relation to car parking and service vehicle layout. Pedestrian safety has been addressed by the provision of separate vehicular and pedestrian access points. Pedestrian fencing has been provided external to the site to protect pedestrians at vehicular drop off points and managed with appropriate signage.	Non compliant
D18	D18. Plans indicating line marking and signage, of public roads and footways shall be submitted to the relevant roads authority for approval where required.	As above	Email 4 December 2018 from RMS advised the location and the extent of the school zone signage and pavement marking will be installed on Hezlett Road and Messop Way in accordance with the RMS's School Zone Guidelines. Once the extent of the 40km/h school zone is approved, we can provide you (aiming by mid January) with a plan to show the extent of the school zone and confirm the date for the installation of the signs and pavement marking for the 40km/h School Zones. Email 21 August 2018 from the Hills Shire Council confirms the signage, line-marking and pedestrian crossing are not to be commenced until reviewed by the Local Traffic Committee. Letter 19 November 2018 from the Hills Shire Council about Line marking and signposting plans for North Kellyville PS. Council advised approval of the installation of the temporary traffic facilities in Hezlett Road, North Kellyville outside the new North Kellyville Public School and Council's approval be subject to the installation of a suitable barrier to separate the Kiss and Drop zone and bus bay from the adjoining pedestrian access path. RFI - Please provide records of plan submission as required, and please provide RMS plan and relevant Council approval	Compliant
	Parking management	Email 4 December 2018 from RMS Letter 19 November 2018 from the Hills Shire Council about Line marking and signposting plans for North Kellyville PS. Email 21 August 2018 from the Hills Shire Council Copies of plans provided		
D19	D19. A Parking Management Strategy (PMS) must be prepared by a suitability qualified traffic consultant and submitted to the approval of the Certifying Authority prior to occupation. The Strategy must be prepared in consultation with Council and other relevant stakeholders and must include, but not be limited to, identification of measures to manage parking behaviours generated by the development and address any road safety and any congestion impacts, including monitoring arrangements of the student pick-up/drop-off area.		The Parking Management Strategy forms part of the Traffic and Transport Assessment (refer to section 3) prepared by GHD. The report was prepared 21 September 2018 prior to occupation. Records of preparation of the strategy in consultation with council and TNSW is provided in Appendix A. The parking management strategy addresses current and proposed parking measures, expected utilisation, provides recommendations for on-site and community parking, and addressed pickup and dropoff and road safety. RFI - Please provide confirmation of submission of the Parking Management Strategy to the Certifier for approval before occupation.	Non compliant
D20	D20. Where relevant, the PMS must include evidence of written correspondence from Council indicating that a formal agreement has been reached with the Applicant for school use of car parking associated with the Council Reserve.	Traffic and Transport Assessment October 2018 prepared by GHD 21 September 2018 Rev1		Not triggered
D21	D21. The nominated student pick-up/drop-off areas on Hezlett Road must be restricted to five-minute parking between 8:00 am to 9:00 am and 3:00 pm and 4:00 pm on school days and signposted accordingly. Note: any required approvals for altering street parking restrictions are required to be obtained from the relevant consent authority.		At the time of the audit appropriate signage was observed in the nominated school pick up and drop off areas restricting parking as required by this condition.	Compliant
	Road Safety Audit	PMS completed refer "D19 2127533_REP-Traffic Assessment Rev 1"		
D22	D22. Prior to occupation a Road Safety Audit (RSA) prepared by suitably qualified consultant, must be undertaken of the drop-off/pick-up area and bus layby design along Hezlett Road, in consultation with Transport for New South Wales, and any recommendations of the RSA must be implemented into the final drop-off/pick-up and bus layby design. The Applicant must submit the RSA to the approval of the Certifying Authority prior to building works commencing.		Non-compliant - A Road Safety Audit (RSA), prepared by suitably qualified consultant, was not undertaken of the drop-off/pick-up area and bus layby design along Hezlett Road, in consultation with Transport for New South Wales, as required by condition D22 and was not submitted to the approval of the Certifying Authority prior to the building works commencing and any recommendations of the RSA must be implemented into the final drop-off/pick-up and bus layby design.	Non compliant
	Operational Noise Management Plan			
D23	D23. An Operational Noise Management Plan (ONMP) must be prepared prior to the commencement of use of the multi-purpose hall and sports courts outside of school use to the approval of the Certifying Authority that includes, but is not limited to:		An Operational Noise Management Plan dated 4/10/18 was undertaken by Acoustic Logic. The Date of commencement of the multi-purpose hall and sports courts is to be confirmed, and will require completion of project Handover and all SSD conditions are met.	Non compliant
D23a	a) a description of each type of event, activity and/or use to be undertaken, including a description of any amplification systems.	Operational Noise Management Plan dated 4/10/18	Description of use provided in report	Compliant
D23b	b) identification of noise sensitive receivers, existing and proposed, likely to be adversely affected by activities undertaken.	As above	Section 4 identifies nearby sensitive receivers	Compliant
D23c	c) details of noise monitoring program that monitors sound levels from use outside of school use and retains record of the results and details of the monitoring equipment used, including its location and settings.	As above	Methods of noise monitoring is addressed in the report.	Compliant
D23d	d) clearly defined noise management objectives that incorporates all recommended mitigation measures contained in the Construction and Operational Noise Report, prepared by GHD Woodhead, dated August 2017, including the requirement that windows and doors of the sports hall remain closed during major events and the maximum allowable sound levels and limitation level of excessive low frequency (bass) noise.	As above	Noise management objectives are included in the report	Compliant
D23e	e) details of a noise complaints handling procedure and actions to be taken at the time of each complaint to monitor and minimise noise impacts. The procedures must include:	As above	Refer to Section 6.4	Compliant
D23ei	i) the time and date each complaint was received.	As above	Refer to Section 6.4	Compliant
D23eii	ii) how the complaint was received.	As above Letter 22 May 2019 from Acoustic Logic to ADCO Constructions outlining conditions for D23eii. This was provided after the Operational Noise Management Plan (ONMP) was written.	Non-compliant- The noise complaints handling procedure does not include actions to include how any complaints are received, required by condition D23eii.	Non compliant
D23eiii	iii) the contact details of the person lodging the complaint	As above Letter 22 May 2019 from Acoustic Logic to ADCO Constructions outlining conditions for D23eiii. This was provided after the Operational Noise Management Plan (ONMP) was written.	Non-compliant- The noise complaints handling procedure does not include actions to include the contact details of the person lodging the complaint required by condition D23eiii.	Non compliant
D23eiv	iv) the proposed actions to prevent a recurrence of the noise impact.	As above Letter 22 May 2019 from Acoustic Logic to ADCO Constructions outlining conditions for D23eiv. This was provided after the Operational Noise Management Plan (ONMP) was written.	Non-compliant- The noise complaints handling procedure does not include proposed actions to prevent a recurrence of the noise impact, required by condition D23eiv.	Non compliant
D23f	f) a program for review of the ONMP, including ongoing assessment and improvement of the ONMP. The program must address the effectiveness of:	As above	A yearly review is references ion Section 6.5	Compliant
D23fi	i) community consultation (consultation prior to, during (complaints handling and response) and after events and activities described in part a) and consultation as part of the plan review process);	As above		Compliant
D23fii	ii) the use of technology or the setup procedures to mitigate or prevent noise impacts;	As above		Compliant
D23fiii	iii) the use of real time mitigation measures to mitigate or prevent noise impacts;	As above		Compliant
D23fiv	iv) the use of monitoring programs, the monitoring data records and community consultation information to prevent or mitigate noise impacts; and	As above	The Operational Noise Management Plan appears to meet the requirements of this condition.	Compliant

	g) the program of review must also provide an Implementation Strategy, that commits to specific management actions, including operational procedures to be implemented along with timeframes. The specific management actions must incorporate best management practice that adequately addresses the identified problems and issues with both non-structural and structural aspects of noise management, such as community consultation, operational houses, equipment setup, use of technology, real time noise mitigation measures, and monitoring program. Details must be provided to the approval of the Certifying Authority demonstrating that the ONMP has been prepared in consultation with Council. The ONMP (as revised from time to time) must be implemented by the Applicant for the life of the development.	As above	RF1 - Please provide evidence to confirm approval of the Certifier Details must be provided to the approval of the Certifying Authority demonstrating that the ONMP has been prepared in consultation with Council. The ONMP (as revised from time to time) must be implemented by the Applicant for the life of the development. Appendix A of the Operational Noise Management Plan provides records of emails with Hills Shire Council and TNSW.	
D22g	Operational Transport and Access Management Plan (OTAMP)	Operational Noise Management Plan dated 4/10/18		Non compliant
D24	D24. OTAMP is to be prepared for the school by a suitably qualified person, and must address the following:		An Operational and Transport and Access Management Plan dated 10/28 was undertaken by GHD.	
D24a	a) detailed pedestrian analysis including the identification to safe route options - to identify the need for management measures to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish	Operational Transport and Access Management plan dated 10/18		
D24b	b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency etc.);	Operational Transport and Access Management plan dated 10/18		
D24c	c) the location and operational management procedures of the pick-up and drop-off parking located within Hezlett Road (and/or alternate locations), including staff management/traffic controller arrangements;	Operational Transport and Access Management plan dated 10/18		
D24d	d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;	Operational Transport and Access Management plan dated 10/18		
D24e	e) delivery and services vehicle and bus access and management arrangements;	Operational Transport and Access Management plan dated 10/18		
D24f	f) management of approved access arrangements;	Operational Transport and Access Management plan dated 10/18		
D24g	g) car parking arrangements and management associated with the proposed use of school facilities by community members;	Operational Transport and Access Management plan dated 10/18		
D24h	h) a monitoring and review program;	Operational Transport and Access Management plan dated 10/18		
D24i	i) evidence of any consultation;	Operational Transport and Access Management plan dated 10/18		
D24j	j) outcomes of Conditions D1, D5, D13 and E1	Operational Transport and Access Management plan dated 10/18		
D24k	k) school speed zones;	Operational Transport and Access Management plan dated 10/18		
D24l	l) carparking restrictions and signage within, and in the vicinity of the site, and m) any required interim upgrading or widening of footpaths to facilitate safe access. The OTAMP is to be prepared in consultation with Council, TNSW and RMS, and local bus service providers (where relevant) and submitted to the satisfaction of the Certifying Authority.	Operational Transport and Access Management plan dated 10/18		
D24m	The OTAMP (as revised from time to time including where final arrangements replace interim measures) must be implemented by the Applicant for the life of the development.	Operational Transport and Access Management plan dated 10/18		
	Mechanical Ventilation	TSA to supply the following: Correspondence dated XXXXXX with Council, TNSW and RMS, and local bus service providers, to the Certifying Authority, accompanying OTAMP.		
D25	D25. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with	Freedom Air Certificate Freedom Air Certificate 11 January 2019	Status Report April 2019 from Metro Building Consultancy provides confirmation Sean Moore is satisfied what the deliverables of this condition have been met. Confirmation was required before final occupation. Installation certificate from Freedom Air Certificate January 11 2019 provided.	Non compliant
D25a	a) the BCA;	Status Report April 2019 from Metro Building Consultancy	As above	Non compliant
D25b	b) AS1668.2:2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and other relevant codes;	Status Report April 2019 from Metro Building Consultancy Freedom Air Certificate 11 January 2019	As above	Non compliant
D25c	c) the development consent and any relevant modifications; and	Status Report April 2019 from Metro Building Consultancy	No modifications required therefore this condition is not applicable to the development.	Not triggered
D25d	d) any dispensation granted by the NSW Fire Brigade	Status Report April 2019 from Metro Building Consultancy Email from Sean Moore May 28 2019 from Metro Building Consultancy	Email from Sean Moore May 28 2019 confirms that there was no legislative requirement to consult or seek a dispensation from NSW Fire and Rescue for this project, therefore compliance with any dispensation granted by NSW Fire Brigade is not applicable.	Not triggered
	Road Damage	Status Report April 2019 from Metro Building Consultancy		
D26	D26. 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 is to be met in a full by the Applicant prior to the occupation of the new development.	Inspection Report 12/2019EC from Hills Shire Council on final completion on 19 February 2019.	Inspection Report from Hills Shire Council confirms that there was no damage caused to Council or other Public Authority assets in the vicinity of the Subject Site as a result of construction works associated with the approved development.	Not triggered
	Sydney Water Compliance			
D27	D27. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your business" section of the web site www.sydneyswater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance. The section 73 Certificate must be submitted to the Certifying Authority prior to the commencement of use.	Email from Albert Wong on January 24 2019 to Certifying Authority (Metro BC)	S.73 compliance certificate dated 7 January 2019 provided. Email from Albert Wong January 24 2019 from ADCO confirms Section 73 Compliance was provided prior to operation.	Compliant
	Compliance Certificate	S.73 compliance certificate dated 7 January 2019 provided.		
D28	D28. A compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council. The certificate must be submitted to the Certifying Authority prior to the occupation of the development.		Email 6 May 2019 from Iona Cameron from the Department, advised error in condition D28 and advises a modification should be lodged with the Department to have it removed.	Compliant
	Post-construction Dilapidation Report	Email 6 May 2019 from Iona Cameron from the Department		
D29a	D29. a) Prior to operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure.		Henry & Hymas was engaged to complete a Post-Construction Dilapidation Report. This report dated 4 January 2019 was developed based on visual inspection, and confirms any structural damage to adjoining buildings or infrastructure. The date of operation is advised to be 29 January 2019 after the date of this report.	Compliant
D29b	b) The report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:	Post Dilapidation Report dated 4 January 2019 prepared by Henry&Hymas File name: D29 Post Construction Dilap 17827-S02	RF1 - Please provide evidence to confirm submission of the post construction dilapidation report to the Certifier	Non compliant
D29b	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Post construction dilapidation report on external areas surrounding proposed North Kellyville Public School prepared by Henry&Hymas 4 January 2019.		Compliant
D29b	ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	Email from Robert DiNatale dated 17 April 2019 from Hills Shire Council confirming receipt of Pre and Post Construction Dilapidation Reports	Email from Robert DiNatale 17 April 2019 from Hills Shire Council confirms that the pre and post construction dilapidation reports are deemed satisfactory and no works are required.	Compliant
D29c	c) A copy of this report is to be forwarded to Council.	Email from Robert DiNatale dated 17 April 2019 from Hills Shire Council confirming receipt of Pre and Post Construction Dilapidation Reports	Email from Robert DiNatale 17 April 2019 from Hills Shire Council confirms that the pre and post construction dilapidation reports are deemed satisfactory and no works are required.	Compliant
	Structural Inspection Certificate			
D30	D30. Prior to the final occupation of the school, a Fire Safety Compliance 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.		A Fire Safety Certificate and Fire Engineering Report were prepared before occupation of the school. A copy of the Fire Safety Certificate was submitted to the Council, Certifier and Fire NSW. Issue of concern / recommendation for improvement - The Fire Safety Certificate was not provided to the relevant authorities before the occupation of the school.	Compliant
	Structural Inspection Certificate	Fire Engineering Report by innova services (report 17341-R01) issue no.3 dated 15 May 2018 Fire safety certificate version 2 effective from 1 December dated 30 April 2019 Emails to Fire NSW and Council 3 May 2019 Email to the Certifier 30 April 2019		
D31	D31. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. 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.		Structural construction certificate dated 26 November 2018 provided. RF1 - Please provide evidence this was submitted to Council and the Department as required before occupation.	Non compliant
D31a	a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Structural construction certificate from Henry&Hymas dated 26 November 2018	Structural construction certificate from Henry&Hymas dated 26 November 2018 states that based on our periodical, visual inspections we verify that all structural elements and components designed by H & H Consulting Engineers on the project above were constructed to our satisfaction and in general accordance with our design and documentation at the time of inspection.	Non compliant
D31b	b) the drawings listed on the Inspection Certificate have been checked with those listed on the Final Design Certificates.	As above	RF1 - Please provide confirmation that the Certifier is satisfied that the structural works is deemed to comply with the final design drawings. RF1 - Please provide confirmation that the Certifier is satisfied that the drawings listed on the Inspection Certificate have been checked with those listed on the Final Design Certificates.	Non compliant
	Signage	As above		
D32	D32. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.		BCA Crown Works Completion Certificate from Metro Building Consultancy confirms Stage 1 works are shown on the attached marked up site plan prepared by ADCO dated 10/01/18. Appendix A comments in relation to the works include reference to installation certification of, Carpark & roadways certificate prepared by Jeffsman Excavations, dated 10/01/19 before the start of occupation.	Compliant
D33	D33. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation	BCA Crown Works Completion Certificate from Metro Building Consultancy dated 11 January 2019 (certificate 17208BCACert1).	At the time of the audit bicycle way finding signage was observed to be in place as required.	Compliant
D34	D34. 'Do not drink' signage on non-portable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Photo from audit	Photos of 'Do not drink' signage on non-portable water and to new hose taps and irrigations systems for land scape areas were provided.	Compliant
	School zones	As above		
D35	Installation of all required School Zone signage, speed management signage and associated pavement markings along Hezlett Road, Curtis Road, Hipwell Avenue and Thorogood Boulevard is to be completed prior to commencement of use of the development. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.		D1 187941759_Final_Inspectionresult - this document confirms inspection by Robert Di Natale from Hills Shire Council on 19/02/19. Street signs/line marking installation satisfactory.	Compliant
D36	D36. Following installation of School Zone signage, speed management signage, speed management signage and associated pavement markings along Hezlett Road, Curtis Road and Thorogood Boulevard, as required by Condition D34, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development.	D1 187941759_Final_Inspectionresult - this document confirms inspection by Robert Di Natale from Hills Shire Council on 19/02/19. Email March 5 2019 from Dina Hanna from RMS confirming 40km/hr school zone signage and pavement marking was installed by RMS.	Email from Dina Hanna from RMS confirms that no formal handover of RM's asset is required as the 40km/hr school signage and pavement marking was installed by RMS.	Not triggered
D37	D37. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		No traffic control devices related to speed are advised to have been installed, altered or removed for the project to date.	Not triggered
	Stormwater Quality Management Plan			
D38	D38. An Operational and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:		The Hydraulic Services Operation and Maintenance Manual prepared by Schaumics Industries Pty Ltd dated 18 January 2017 was provided.	Compliant

D38a	a) maintenance schedule of all stormwater quality treatment devices;	The Hydraulic Services Operation and Maintenance Manual prepared by Schumac Industries Pty Ltd dated 18 January 2017	Section 4 ii refers to the system and equipment maintenance schedule.	Compliant
D38b	b) record and reporting details;	The Hydraulic Services Operation and Maintenance Manual prepared by Schumac Industries Pty Ltd dated 18 January 2017	Commissioning details and test records are provided within the report.	Compliant
D38c	c) relevant contact information; and	The Hydraulic Services Operation and Maintenance Manual prepared by Schumac Industries Pty Ltd dated 18 January 2017	Section 2 provided contact details	Compliant
D38d	d) Work Health and Safety requirements.	The Hydraulic Services Operation and Maintenance Manual prepared by Schumac Industries Pty Ltd dated 18 January 2017	WHS records as required by condition D38d provided within the Operational Maintenance Plan (The Hydraulic Services Operation and Maintenance Manual prepared by Schumac Industries Pty Ltd dated 18 January 2017).	Compliant
Pre-operation Compliance Report		The Hydraulic Services Operation and Maintenance Manual prepared by Schumac Industries Pty Ltd dated 18 January 2017		
D38	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.		Comments in Appendix A of the Crown Works Completion Certificate state that the stormwater system is required to be completed and an installation certificate provided.	Non compliant
D39	A Pre-Occupation Compliance Report must be prepared and submitted to the Secretary for information no later than one month before the commencement of operation or within another timeframe agreed with the Secretary. The Pre-Occupation Compliance Report must include:		RF1 - Please provide confirmation of details demonstrating compliance provided to the certifier before occupation.	Non compliant
D39a	a) details of how the terms of this approval that must be addressed before the commencement of operation have been complied with; and	BCA Crown Works Completion Certificate from Metro Building Consultancy dated 11 May 2019	Non-compliant - The Pre-occupation compliance report was prepared and submitted to the Secretary after the start of operation. The Pre-occupation compliance report must be prepared and submitted to the Secretary for information no later than one month before the commencement of operation or within another timeframe agreed with the Secretary according to this condition.	Non compliant
D39b	b) the commencement date for operation.	Pre-Operation Compliance Report Version 7.0 dated 9 May 2019	The report provides an assessment of pre operational compliance in section 6 of the report.	Compliant
D39c	c) the commencement date for operation.	Pre-Operation Compliance Report Version 7.0 dated 9 May 2019	Non-compliant - The commencement date for occupation is not provided in the Pre-Operation Compliance Report Version 7.0 dated 9 May 2019, required by condition D39b. Operation of the building commenced before the pre-occupation compliance report was prepared and submitted to the secretary.	Non compliant
Green Travel Plan		Pre-Operation Compliance Report Version 7.0 dated 9 May 2019		
D40	D40. The Green Travel Plan (GTP), prepared by GHD Woodhead dated 7 August 2017, must be revised by a suitably qualified traffic consultant and submitted to the approval of the Certifying Authority prior to occupation. The GTP must address, but not limited to, the following:		Green travel plan 12 September 2018	Compliant
D40a	a) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;	TSA to supply the following: Correspondence dated XXXXXX from GHD Woodhead to Certifying Authority, accompanying revised Green Travel Plan dated 12/09/18 D40 - Interim Occupation Certificate D40 2127533 Green Travel Plan - Rev 1 - already supplied	Objectives cited in plan	Compliant
D40b	b) address any misalignment of the mode share target for the number of students being dropped off at school by car;	See above	Made share targets addressed	Compliant
D40c	c) specific tools and actions to help achieve the objectives and mode share targets;	See above		Compliant
D40d	d) measures to promote and support the implementation to the plan, including financial and human resource requirements, role and responsibilities for relevant employees involved in the implementation of the GTP.	See above	Traffic and Transport Assessment October 2018 refers to the Green Travel Plan in Section 5 and appendix D measures.	Compliant
D40e	e) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.	Traffic and Transport Assessment October 2018	The implementation of this GTP will require a formal Travel Plan Coordinator (TPC) who will have responsibility for further developing, implementing and monitoring the GTP. The TPC will be an independent expert of an appointed staff member of the school.	Compliant
D41	D41. The GTP (as revised from time to time) must be implemented by the Applicant, or persons authorised to, for the life of the development.	Traffic and Transport Assessment October 2018	Table 2 - Framework Action Table provides details for managing car use, promoting public transport, promoting cycling and walking, and other.	Compliant
D42	D42. Where cooking facilities are proposed, 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, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Council.		RF1 - provide evidence of the GTP implementation including for example, TPC engagement.	Non compliant
D43	D43. In connection with the Works-As-Executed drawings, the Applicant must submit to Council an electronic listing of all road, stormwater, water and sewer assets generated by the development. Copies of the Asset spreadsheet are available from Council's website.	Public Asset Creation Summary Email 27 May 2019 from Benjamin Hawkins from Hills Shire Council confirming receipt of the public asset creation summary. This was provided in email on the 27 May 2019.		Compliant
D44	D44. The Applicant must provide Transport for NSW South Wales a copy of the final school catchment prior to occupation of the development.	Public asset creation summary provided (not signed or dated)		Compliant
D45	D45. Infrastructure upgrades, including footpaths and children's crossing points, directly adjoining the site and connections to Hipwell Avenue and Prelos Avenue car parks must be completed in accordance with Council's relevant Engineering Guidelines and prior to operation, unless otherwise agreed by Secretary.	Inspection Report 12/2019EC from Hills Shire Council on 17 December 2018 for road works and final completion on 19 February 2019.	Inspection Report 12/2019EC from Hills Shire Council was supplied, which outlines that it is in accordance with Council's Subdivision and Engineering Specifications, however it was not before the operation (before 29 January 2019). RF1 - Confirm construction construction compliant with council guidelines before operation.	Non compliant
PART E POST OCCUPATION				
Car parking				
E1	E1. Within 2 years of commencement of operation, unless otherwise agreed by the Secretary, the Applicant must ensure the school has access to a minimum of 70 car parking spaces (including appropriate pedestrian connections to the school) constructed in accordance with the latest version of AS2890.1-1993 provided as follows:		Within 2 years of commencement of operation, unless otherwise agreed by the Secretary, the Applicant must ensure the school has access to a minimum of 70 car parking spaces (including appropriate pedestrian connections to the school) constructed in accordance with the latest version of AS2890.1-1993 provided as per a, b, and c of Condition E1.	No finding
E1a	a) a minimum of 12 on-site car parking spaces accessed from Heclett Road; and		This is likely to be included in the handover report that was not available at the time of the audit.	No finding
E1b	b) a minimum of 44 car parking spaces within Hipwell Road extension; and		As above	No finding
E1c	c) a minimum of 14 car parking spaces within the adjoining Council reserve or within another off-street location. Where car parking is to be provided off site, evidence of any agreement for use by the school must be provided to the Secretary.		As above	No finding
Parking Management Strategy				
E2	E2. The PMS required under Condition D18 of this consent must be updated and reviewed annually, in consultation with Council, and recommendations implemented accordingly.			No finding
Unobstructed Driveways and Parking Areas				
E3	E3. 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.			Noted
Operational Noise Management				
E4	E4. The use of the multipurpose hall and sports courts outside of school use must at all times comply with the approved ONMP required under Condition D22 of this consent.			Noted
Unobstructed Driveways and Parking Areas				
E5	E5. All driveways, footpaths and parking areas must be unobstructed at all times. Driveways, footpaths 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 vehicles associated with the use of premises.			Noted
Noise Control				
E6	E6. Noise associated with the operation of any plans, machinery, School public address system, school bell or other equipment on the Subject Site, must not exceed 5 dB(A) above the background noise level when measured at the boundary of any sensitive receiver.			Noted
E7	E7. Grounds maintenance involving the use of power equipment must be restricted to between:			Noted
E7a	a) 7:30 am and 6:00 pm Mondays to Fridays; and			Noted
E7b	b) 8:00 am and 1:00 pm on Saturdays			Noted
E8	E8. Waste collection services must only be undertaken between:			Noted
E8a	a) 8:30 am and 6:00 pm Mondays to Fridays			Noted
E9	E9. Use of the multi-purpose hall is restricted to the following:			Noted
E9a	a) between 7:00 am and 10:00 pm, Monday to Sunday;			Noted
E9b	b) associated clean-up and non-intrusive maintenance activities until 11:00 pm; and			Noted
E9c	c) a maximum of three concerts annually that involve amplified music.			Noted
E10	E10. Use of the sports field and courts are restricted to the following:			Noted
E10a	a) between 8:00 am and no later than 10:00 pm, Monday to Sunday; and			Noted
E10b	b) associated clean-up and non-intrusive maintenance activities until 11:00 pm			Noted
E11	E11. To ensure that use of the multi-purpose hall outside of standard school hours does not generate adverse noise impacts during major event concerts and sporting contests, noise must be limited to 5dB(A) above background at sensitive receivers.			Noted
E12	E12. The applicant must carry out a noise monitoring program of representative uses of the sports hall and sports field outside of school use to demonstrate that the level, nature, quality and character of noise emitted by those uses. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Secretary within six months of full occupation of the building to verify that operational noise levels do not exceed the recommended noise levels identified in North Kellyville New Primary School Acoustic Report, prepared by GHD Woodhead, dated January 2018.		A noise monitoring program of representative uses of the sports hall and sports field outside of school use is required to be prepared by an appropriately qualified person and a monitoring report must be submitted to the Secretary within six months of full occupation of the building to verify that operational noise levels do not exceed the recommended noise levels identified in North Kellyville New Primary School Acoustic Report, prepared by GHD Woodhead, dated January 2018.	No finding
E13	E13. Should the noise monitoring required under Condition E12 identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers. The implementation of noise attenuation measures, either on-site or at the affected receiver(s), must be provided within three months of the completion of the short-term noise monitoring required under Condition E12, or other appropriate period as agreed by the Secretary.			Noted
Operation of Plant and Equipment				
E14	E14. All plant and equipment used on site, or to monitor the performance of the development must be:			Noted
E14a	a) maintained in a proper and efficient condition; and			Noted
E14b	b) operated in a proper and efficient manner.			Noted
Vehicle Management				
E15	E15. All loading and unloading of service vehicles in connection with the use of the premises must be carried out wholly within the Site at all times.			Noted
External Lighting				
E16	E16. External Lighting must comply with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			No finding
Fire Safety Certificate				
E17	E17. 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.		The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued.	No finding
Landscaping				
E18	E18. The landscape is to be maintained at all times following its installation in accordance with the approved Landscape Plan.			Noted
ADVISORY NOTES				
Appeals				
AN1	AN1. The applicant has the right to appeal to the Land and Environment Court if the Minister makes a decision under the CEPA Act and the CEPA Regulation.			

[illegible]

Appendix B Independent Audit Declaration Form

Appendix C – Independent Audit Declaration Form Template

Independent Audit Declaration Form


Project Name	Kellyville North Public School
Consent Number	SSD 8344
Description of Project	Construction of Kellyville North Public School
Project Address	120-126 Hezlett Rd, Kellyville (lots 160 and 161 in DP 1216659)
Proponent	NSW Department of Education
Title of Audit	Independent Environmental Compliance Audit
Date	24 May 2019

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	Belinda Bock
Signature	
Qualification	504001 Certified (Certification 030624233/P1331160 issued 13/10/09)
Company	RPS Manidis Roberts
Company Address	Level 13, 255 Pitt Street, Sydney 2000.

Appendix C Site Inspection Photographs



Picture 1 Street view of North Kellyville Public School



Picture 2 Fencing and Car park



Picture 3 Fencing and Car park



Picture 4 Fencing and Car park



Picture 5 North Kellyville Public School Side street view



Picture 6 Parking zone signage



Picture 7 Side view Parking zone signage



Picture 8 Bus zone and pedestrian crossing



Picture 9 Bus zone and pedestrian crossing



Picture 10 Gate details



Picture 11 Bike storage area



Picture 12 Visitor signage



Picture 13 Interior of North Kellyville Public School



Picture 14 North Kellyville Public School



Picture 15 Landscape details



Picture 16 Landscape details



Picture 17 Landscape details



Picture 18 Tree Preservation



Picture 19 Landscape details



Picture 20 Landscape details



Picture 21 Turning head