



INDEPENDENT AUDIT NO. 2 - AUDIT REPORT



NORTH SYDNEY PUBLIC SCHOOL UPGRADE
SSD 11869481

MARCH 2023

Authorisation

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EXECUTIVE SUMMARY

This Audit Report presents the outcomes of the second independent audit (IA2) for the upgrade of North Sydney Public School (the Project) located at 182 Pacific Highway, North Sydney. WolfPeak Pty Ltd (WolfPeak) was engaged as the independent auditor for this audit.

School Infrastructure NSW (SINSW) is responsible for the delivery of the Project that will provide 19 new flexible learning spaces, a new administration area, library, hall, covered outdoor learning area and a new entrance gate on Bay Road. The school's existing canteen and student amenities were also funded to be refurbished. Turner and Townsend (T&T) were appointed by SINSW as the project managers, while Taylor Construction Group P/L (TCG) is the principal construction contractor for the project.

This IA2 was undertaken in compliance with the State Significant Development SSD-11869481 Conditions of Consent (CoC) C36 and the Department of Planning and Environment's (the Department) 2020 document titled '*Independent Audit Post Approval Requirements*' (IAPAR). This IA2 covered the review of compliance against the requirements of the SSD-11869481 Schedule 2, Part A (administrative), Part B (prior to construction), and Part C (during construction). The site inspection and document review for IA2 were conducted on 25 January 2023.

IA2 covers construction works between August 2022 to January 2023, comprising the completion of the second-floor concrete slab for Building I, installation of service utilities and concrete pouring of the ground floor of Building J.

Overall, the outcome of this IA2 demonstrated general compliance with the State Significant Development conditions. During the site inspection and interviews with Project personnel from T&T and TCG, it was noted that all compliance records were readily available and the mitigation measures as per the construction environmental management plan and subplans were implemented.

Summary of Audit Findings

The details of the following summary of findings during this IA2 are presented in Tables 5 and 6 and detailed finding in Appendix A:

- The auditor considered the previous non-compliant against C43 to be opened until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.
- A total of 162 CoCs were assessed:
 - Seventy-three (73) were found to be compliant;
 - Seventy-nine (79) were not triggered; and
 - A total of 9 non-compliances have been reported to date including the previous audit (IA1) findings. There were 6 self-reported non-compliances against (A9, B2, C4, C5, C6 and D1), one non-compliant raised IA1 against C43 and the 3 new non-compliances raised during this audit against A27 notification of non-compliances within 7 days and C14 delivery trucks arrived outside normal hours.

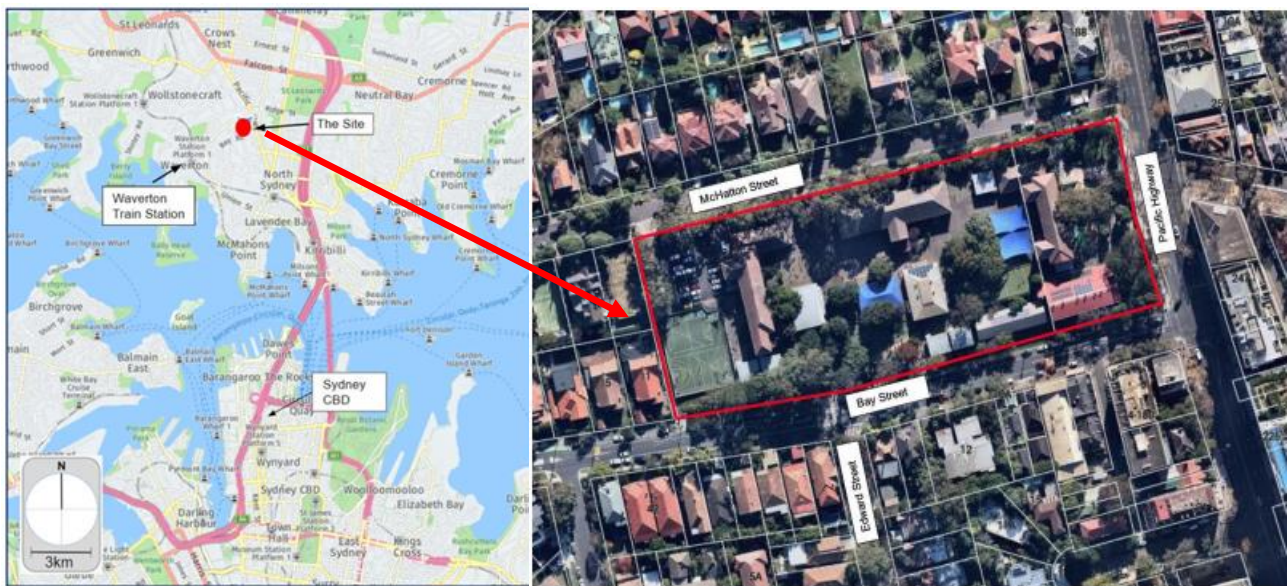
- One observation was raised under condition A23b, website update. Two documents were not updated to current version (Independent Audit Report No.1 and Project Environmental Management Plan).

1. INTRODUCTION

1.1 Project overview

The North Sydney Public School upgrade is situated at 182 Pacific Highway, North Sydney, in close proximity to the North Sydney Central Business District (CBD) and around 3km northeast of the Sydney CBD as shown in Figure 1.

Figure 1: Site Plan (source: Google Maps) and Aerial View of the Site (source: Near Maps)



On 27 August 2021, a State Significant Development Application (SSD-11869481) was lodged with the Department of Planning and Environment (the Department or DPE). The development consent was granted on 21 February 2022 for the following:

- Demolition and removal of selected buildings and structures
- Construction of a new three-storey building
- Ground floor internal refurbishment of an existing building
- Associated works, including earthworks, drainage, new bicycle parking, tree removal, landscaping, and new signage. Figure 2 provides an extract of the approved site plan, illustrating the approved upgrades to the school.



Figure 2: Approved Site Plan (source: Fulton Trottes)

A modification to the original SSD (SSD-11869481-Mod-1) was approved by the Department on 9 June 2022. The modification included the following works:

- Design changes to window and door components of the approved new buildings to meet the requirements of the Building Code of Australia
- Reconfiguration of the approved Bay Road pedestrian entry ramp
- Addition of a cleaner's storeroom and minor changes to wall and door locations
- Temporary removal of the heritage fence and stone gutter on Bay Road
- Administration correction to an approved landscape plan number.

A second application to modify the consent (Mod-2) has been lodged with the Department. Mod-2 seeks to amend fire safety systems and design of Buildings I and J for improved Building Code of Australia compliance, and update to stormwater connection and management. Mod-2 was under assessment by the Department at the time of writing this Report.

Taylor Construction Group P/L (TCG) has been selected as the principal contractor for the Project, while Turner and Townsend (T&T) have been tasked with project management. Fulton Trottes Architects is the project designer, and Phillip Chun Building Compliance Pty Ltd Group will serve as the Principal Certifying Authority (Certifier). WolfPeak has been engaged to conduct the second Independent Audit for this development. The construction commenced on 13 July 2022, and completion is anticipated in mid-2023.

1.2 Project details

Table 1: Project Details

Item	Details
Project Name:	North Sydney Public School Upgrade
Project Application Number:	SSD 11869481
Project Address:	182 Pacific Highway, North Sydney
Principal Contractor:	Taylor Construction Group P/L
Project Manager:	Turner and Townsend
Project Designer:	Fulton Trottes Architects
Project Phase:	Construction Phase
Construction Commencement:	TCG informed the Department that the construction began on 4 May 2022, however, the construction works actually commenced on 13 July 2022.
Project Completion Target	Early 2023
Project Activity Summary:	The construction works conducted during the audit period (August 2022 to January 2023) included the completion of the second-floor concrete slab for Building I, installation of service utilities and concrete pouring of the ground floor of Building J.

1.3 Approval requirements for Independent Audit

Conditions of Consent (CoC) C35 – C40 of Schedule 2 of SSD 11869481 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements (IAPAR)*.

1.4 The audit team

The Independent Auditors who conducted the audit were selected based on their qualifications, experience, and independence from the Project. The Planning Secretary approved the auditors in accordance with CoC C35 and Section 3.1 of the IAPAR. Refer to Table 2 for the list of the Independent Auditors who conducted this audit.

Table 2: Audit Team

Name	Company	Participation	Certification
Annabelle Tungol	WolfPeak	Lead Auditor	Exemplar Global Certified Environmental Lead Auditor - Certificate No 119536

Approval of the Audit Team was provided by the Department on 21 July 2022. The letter of approval is presented in Appendix B and auditor's independence declarations are attached in Appendix F.

1.5 The audit objectives

The objective of this Independent Audit is to satisfy SSD 11869481 Schedule 2, CoC C36. CoC C36 states:

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

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

This Independent Audit aims to meet the obligations of CoC C36, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.6 Audit scope

This is the second audit relative to the construction of the Project covering the period from August 2022 to January 2023 (the audit period). The scope of the Independent Audit includes:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited.
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment.
 - the physical extent of the development in comparison with the approved boundary.
 - incidents, non-compliances, and complaints that occurred or were made during the audit period.
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.

- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any).
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.
- a high-level review of the Project's environmental management systems, 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; and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* and the methodology set out in the Department's IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation

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

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

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklist) and distributed to the Project team in preparation for the Audit.

2.2.3 Consultation

On 22 November 2022, WolfPeak consulted with the Department to obtain input on the scope of the audit, as outlined in Section 3.2 of the IAPAR, and to confirm whether other stakeholders should be consulted. A follow-up consultation was sent on January 16, 2023, to the Department and the final follow up was sent on 15 March 2023 that was responded by the Department on the same day. The consultation records are provided at Appendix C and presented in Section 3.5 of this report.

2.2.4 Meetings

Opening and closing meetings were held on 25 January 2023 at 182 Pacific Highway North Sydney (contractor's site office) with project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Overview of the project and status of the works
- Review of the project documentation (Construction Environmental Management Plan and its sub-plans) and records to verify compliance with the SSD 11869481 conditions.
- Conduct of a site walk led by the project team to review implementation of mitigation measures and environmental controls.
- Conduct of the audit based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews on 25 January 2023 with key personnel (Table 3) during and following the site inspection. During the inspection key personnel involved in on-site Project delivery, including those with responsibility for environmental management, who could assist with verifying the compliance status of the development were interviewed. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

The names of personnel interviewed during the audit are provided in Table 3.

Table 3: Name and position of personnel who participated in the audit.

Name	Position/Title	Organization
Mark Reynolds	Project Director	Taylor Construction Group (Principal Contractor)
Tarini Pathak	Project Manager-SI Rep	Turner and Townsend (Project Manager)
Marcus Borchert	Senior Site Manager	Taylor Construction Group (Principal Contractor)

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to help verify implementation of the environmental controls and mitigation measures.

The site inspection was conducted on 25 January 2023 and detailed observations were discussed in Section 3.8 and 3.9. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The primary documents sighted are presented in Section 3.1 and detailed document and records reviewed were defined in Appendix A.

2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents, and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities, and processes.

Section 3 and Appendix A present the general audit findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, as presented in Table 4.

Table 4: Compliance Status Descriptors

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

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

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

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

2.2.11 Request for an extension for submission of audit report

WolfPeak has requested an extension for submitting the audit report to the Department, as the original due date of 25 March 2023, does not provide enough time to address the Department's comments during the consultation process. The request for an extension, until 15 April 2023, was verbally communicated to the Department's Damien Smith on 20 March 2023. The pursuant email is presented in Appendix G.

A formal written request was issued to the client on 24 March 2023 for submission via the Departments portal. The Auditor is not aware of the status of this submission or the Department's response.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted.

The primary documents reviewed during this audit are as follows:

- Development Consent dated 21 February 2022
- Exhibition of State significant Development Modification Application for North Sydney Public School – Modification 2
- Section 4.55 (2) Modification Application 22 August 2022 prepared by Gyde.
- Environmental Impact Statement prepared by Gyde dated 27 August 2021
- CC1- BCA dated 2 February 2022 issued by Philip Shun Building Compliance
- CC2 - BCA dated 29 April 2022 issued by Philip Shun Building Compliance
Development Consent based on the structural and civil drawings as listed in Appendix A1
- CC3 – Wall System Design Certificate dated 11 April 2022 issued by Greg Isaac, Architect, Fulton Trottes Architects
- Modification Development Consent dated 9 June 2022 Signed by: Karen Harragon, Director - Social and Infrastructure Assessments
- Staging Report submitted on 21 July and accepted by Department 22 July 2022 Matt Wood. Based on the approved CCs staging is not required
- Project Environmental Management Plan (PEMP) E-PLAN-03 (October 2021) | Approved by Andrew Andreou prepared by Taylor Construction Group P/L
- Approved architectural drawings prepared by Fulton Trottes Architects
- North Sydney Public School Scoping Report prepared by Architectus dated 19 November 2020
- Email 24 January 2023 DPE-TCG re: Reply relating to Non-compliance notification relating to heritage fence;
- Letter 27 September 2022 SINSW-DPE re: Non-compliance notification relating to heritage fence.
- Post Approval Form submission of non-compliance notification relating heritage fence.
- Letter 05 September 2022 RJC Group-TCG re: Removal of Palisade fence and associated Plinth Stones (heritage fence)
- Amended Architectural Plans Rev N (Updated Section 4.55 Modification Issue) 21 March 2022 prepared by Fulton Trottes
- Letter 25 May 2022 SINSW-DPE re: Incident Notification, Reporting and Response in accordance with Condition A25 – incident involving sediment on the street along Bay Rd, North Sydney on 23 May 2022

- Letter 21 July 2022 EPA-TCG Ref: EPA-9017 re: Poor sediment controls in place at NSPS
- Letter 24 October 2022 EPA-TCG re: EPA response to sediment/water pollution incident
- Updated on CEMP under Sediment Control Plan dated 09 September 2022 prepared by Taylor.
- Update on CEMP dated 09 September 2022 under Appendix 8 – Construction Traffic & Pedestrian Management Plan prepared by Taylor; and
- Update on CEMP dated 09 September 2022 Appendix 5 - Sediment & Erosion Control + Site Establishment Plan

Further evidence is referred to within the checklist in Appendix A.

3.2 Summary of compliance

The details of the following summary of findings during this IA2 are presented in Tables 5 and 6 along with the actions taken by the Project team to comply with the SSD requirements:

- The auditor considered the previous non-compliant against C43 to be opened until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.
- A total of :
 - Seventy-three (73) were found to be compliant;
 - Seventy-nine (79) were not triggered; and
 - A total of 9 non-compliances have been reported to date including the previous audit (IA1) findings. There were 6 self-reported non-compliances against (A9, B2, C4, C5, C6 and D1), one non-compliance raised IA1 against C43 and the 3 new non-compliances raised during this audit against A27 notification of non-compliances within 7 days and C14 delivery trucks arrived outside normal hours.
 - One observation was raised under condition A23b, website update. Two documents were not updated to current version (Independent Audit Report No.1 and Project Environmental Management Plan).

Appendix A and Section 3 present the detailed findings, along with the actions taken by the Project team to comply with the SSD requirements.

Table 5: Status of findings that were open at the time of finalising the first Independent Audit

Item	CoA	Type	Details of Item	Previous Findings & Recommendations	Applicant Response	Auditor Assessment per IA2	Status
IA1_1	C43	Non-Compliant	The temporary removal and storage of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (approved under SSD 11869481 MOD 1) must be undertaken in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24.	<p>Findings:</p> <p>As per the recommendation noted in Curio Section 7.2, a heritage specialist is nominated to oversee the works to minimise impacts during the removal and reinstatement stages. However, the removal of heritage fence was executed without the presence of a heritage specialist who will oversee the works to minimise impacts to the heritage values of the original fence.</p> <p>Recommendations:</p> <p>TCG to ensure that during the reinstatement of the removed elements should be in accordance with the required methodology noted in Curio Heritage Impact Statement including the presence of a heritage specialist during reinstatement.</p> <p>TCG to report the non-compliance to Department as per A22.</p>	<p>A letter from RJC dated 5/09/2022 confirmed that successful removal of the approx. 6.6m of existing Palisade fence and associated Plinth Stones to allow truck movements during construction works by TCGs. All stones and Fencing Units are being stored undercover in our Milperra Factory, Located at Unit 9, 13 Works Place, Milperra NSW 2114.</p> <p>All stones and fence Panels were successfully removed intact with the exception one of the centre Plinth stones which will not be used in the Permanent SSD works to leave a 3.5m Clear opening and entry as per the Drawing detail and intent in Pages 40 & 41 of the Curio HIS. RJC is awaiting confirmation on a return to site date to complete the permanent works as detailed and confirms all works to date have been done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.</p>	<p>Letter from RJC Group (heritage specialist), certifying that all stones and fence panels were successfully removed intact in accordance with Methodologies and Section 7.2 of the Curio Projects.</p> <p>TCG has submitted the necessary reports and notification to the appropriate authorities as required for non-compliance.</p> <p>Following TCG's non-compliance notification, the Department requested detailed information on the removal of the heritage fence.</p> <p>The auditor considers the previous non-compliance against C43 still open until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.</p>	Open

Table 6: Findings from the second Independent Audit

Item	CoA	Type	Requirement	IA2 Findings & Recommendations	Applicant Response	Status
SR-01	A9	Non-compliant	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>A Staging Report was prepared to enable construction as a single stage and operations in two stages.</p> <p>A self-reported non-compliance was submitted to the Department through the major portal on 22/07/22 related to the Operational Handover of Building G at North Sydney Public School and intrinsically linked to the Staging Report submitted under SSD-11869481-PA-12 that was more than one after the commencement of operations of Building G. The Staging Report was submitted more than one month from commencement of the first stage of operations of Building G. The Staging Report was approved by the Department on 22/07/22. This was not reported during the previous audit IA1. This non-compliance is considered closed, and no further action is required.</p> <p>This was not reported during the previous audit IA1. This non-compliance is considered closed and no further action is required.</p>	A self-reported non-compliance and Staging Report was submitted to the Department.	Closed
IA2-01	A27	Non-Compliant	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	<p>Non-compliance:</p> <p>Works were carried out beyond 6pm on 21/12/22. A non-compliance report for the breach of conditions C4 and C5 was reported to the Department on 24/01/23, which is more than seven days from the event.</p> <p>Recommendation:</p> <p>The notification to Department through the major project's portal must be conducted within seven days after the Applicant becomes aware of any non-compliance.</p>	Applicant will adhere to the timeframe required in this condition.	Closed
SR-02	B2	Non-compliant	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>Construction is not staged.</p> <p>Operations are split into two stages (the operations of Building G and the operations of Building I & J).</p> <p>Non-compliance:</p> <p>Self-reported non-compliance was reported by SINSW on 21/07/22 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. This was not captured in the previous audit as the audit only covered the Stage 2 works conducted by TCG. This non-compliance was recently forwarded to the auditor by the project manager.</p> <p>Recommendation:</p> <p>No other action to be noted. This non-compliance is considered closed.</p>	Self-reported non-compliance. Notification of commencement of Building G operations was sent to the Department.	Closed
SR-03	C4	Non-compliant	<p>Construction Hours</p> <p>C4 Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. 	<p>Non-compliance:</p> <p>A self-reported non-compliance dated 24/01/23 against Conditions C4 and C5. The non-compliance relates to Construction works being carried out beyond the approved hours (6pm), and where noise would exceed 5dB above background noise. On 21/12/22, the Contractor had an issue with concrete supply resulting in a significant delay to a concrete pour. With several major roadworks and closures in the North Sydney area, the source of concrete supply was consequently moved from Artarmon to Greenacre. It was advised</p>	Self-reported non-compliance. Notification of non-compliance was sent to the Department.	Closed

Item	CoA	Type	Requirement	IA2 Findings & Recommendations	Applicant Response	Status
			No work may be carried out on Sundays or public holidays.	that the pour would need to go ahead in order to avoid damaging property in accordance with SSD condition C6 (b). To mitigate the potential impacts, the Contractor considered completing works the following working day, however, the impact of stopping the pour would result in the demolition of the existing slab, causing environmental harm and damage to property. Recommendation: This is now considered closed.		
SR-04	C5	Non-compliant	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	As above. The concrete pouring was completed at 8:30pm which is 1 ½ hours beyond the approved working hours. This is now considered closed and no further action to be done.	Self-reported non-compliance. Notification of non-compliance was sent to the Department.	Closed
SR-05	C6	Non-compliant	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Non-compliance: A self-reported non-compliance was sent to the Department on 13/09/22 by SINSW with regards to condition C6 (d) with the reason that the project team issued notification of out of hours works to Department on 26/07/22, which was not seven days prior to OOHW occurring on 30/07/22. Recommendation: This is now considered closed.	Self-reported non-compliance. Notification of non-compliance was sent to the Department.	Closed
IA2-02	C14	Non-Compliant	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Non-compliance: On 17/02/23, a noise complaint was received. SINSW investigated the actions of the contractor and confirmed that due to a concrete pour that day delivery trucks arrived onsite prior to the approved start time of 7 am. A non-compliance certificate was issued to the contractor. SINSW will continue to monitor the situation to assist to prevent similar occurrences. At the time of writing this Report, the non-compliance had yet to be reported to the Department. Recommendation: It is recommended to raise the non-compliance report and notification to be submitted to the Department against this condition.	Applicant to raise the non-compliance notification and report to the Department through major portal.	Open
SR-06	D1	Non-Compliant	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of	Non-compliance: Self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. This was not captured in the previous audit as the	Self-reported non-compliance. Notification of non-compliance was sent to the Department.	Closed

Item	CoA	Type	Requirement	IA2 Findings & Recommendations	Applicant Response	Status
			each stage, of the date of commencement and the development to be carried out in that stage.	audit only covered the Stage 2 works conducted by TCG. This non-compliance was recently forwarded to the auditor by the project manager. Recommendation: No other action to be noted. This non-compliant is considered closed.		
IA2-03	A23	Observation	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations 	<p>Observation:</p> <p>Applicant has posted all the required documents on the website within the timeframe stipulated in this condition. However, two versions of documents were not current versions as is required by A23b.</p> <p>An error on posting the wrong version of the Independent Audit Report IA1 was noted. The Independent Audit Report No. 1 (IA1) posted on the project website was in the draft form. The final report was posted on the website as soon as it was noted by the auditor.</p> <p>The Project Environmental Management Plan on the website was not of the most recent version (that is, the soil and water management updated on 08/9/22 was not up to date).</p> <p>Recommendation:</p> <p>The Applicant to ensure that the project website contains updated reports or documents.</p>	The Final Audit Report IA1 was posted as soon as it was noted by the auditor.	Closed

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

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

- There are any non-compliances resulting from the implementation of the document; and
- Whether there are any opportunities for improvement.

The following management plans were approved by the Certifying Authority and Department prior to works commencing. The implementations of the following plans were verified during the site inspection and records review as detailed in Appendix A, Section 3.9 and Appendix E:

- Project Environmental Management Plan (PEMP)
- Construction Traffic & Pedestrian Management Plan
- Construction Noise & Vibration Management Plan
- Construction Waste Management Plan
- Construction Soil & Water Management Plan
- Community Communication Strategy.

The Auditor considers the documents to be generally adequate for the work being undertaken. However, a review and update of the PEMP and subplans must be conducted within three months from the submission of this audit report to the Department. The updated plans must be posted on the project website.

3.4 Summary of notices from agencies

During this audit period, on 24 October 2022 the EPA made an advisory letter to TCG that covers the two incidents on erosion and sedimentation controls (reported in May and September 2022). The EPA did not propose to take enforcement action on these two occasions. The EPA considered that ongoing action is needed to comply with s120 of the POEO Act. While TCG has implemented a Project Environmental Management Plan and Sediment Control Plan, care needs to be taken to continue to update the plans to ensure that they are fit for purpose over time, including as conditions change during construction. EPA acknowledged that TCG has proactively implemented the erosion and sedimentation controls following the rainfall events in October 2022, and this has contributed to the successful containment of sediment laden water during the most recent significant rainfall event on 17 October 2022. TCG was reminded that the implementation of the plan does not eliminate TCG's responsibility for water pollution control at the premises, but implementation and ongoing assessment of the suitability of such plans are considered in assessing TCG's efforts to prevent pollution offences.

As per the inspection conducted during this audit, TCG demonstrated a good implementation of erosion and sedimentation controls onsite. Silt fence and coir logs were installed along the low point area, a sump with pump to the detention basin (used as temporary containment) was set up to collect the runoff water within the site. The site is now lower than the road level therefore, all stormwaters will be contained within the site and being pumped into the detention basin as

temporary measure. The collected water will be treated and tested prior to discharge to stormwater drains. The Erosion and Sedimentation Control Plan was updated in September 2022 and still applicable and was consistent with the site controls.

Good improvements on managing erosion and sedimentation controls were noted during this audit as presented from the photos taken during the site inspection attached as Appendix E.

3.5 Consultation with the Department

On 22 November 2022, WolfPeak consulted with the Department to obtain feedback on the scope of the audit, as outlined in Section 3.2 of the IAPAR, and to confirm whether other stakeholders should be consulted. On 15 March 2023 (after the site inspection and audit interviews and document reviews) the Department provided a response to the consultation request. Table 7 presents a summary of the Departments feedback along with the auditor’s response. Records of consultation are attached as Appendix C.

Table 7 Consultation feedback

Agency	Date Consultation Sent	Date Response Received	Agency Comments/Feedback	Auditor Response
DPE	15/03/2023	15/03/2023	The Department has requested a review of the hours of operation, as well as any work conducted outside of regular hours.	<p>Refer to Conditions A25, C4-C6.</p> <p>Overall, construction works were conducted within the approved normal working hours, with the exception on crane setup, deliveries, and over-run concrete pouring. Incidents and non-compliances were raised on out of hours without permit i.e., overrun concrete pouring, delays in notifying the Department for crane set up and delivery trucks arriving earlier than the approved working hours.</p> <p>Out of the 10 non-compliances there were 4 self-reported non-compliances relating to out of hours works (C4, C5, C6 and C14).</p> <p>The Planning Secretary approved the request to undertake the proposed OOHW for concrete pouring between 6:30am to 7:00pm on 22 February 2023 under condition C6(e) of SSD-11869481 as per the letter from Department dated 21/02/2023 Ref: SSD-11869481-PA-22.</p> <p>In order to allow for a critical materials delivery by an oversize semi-trailer to site, an application to vary the approved working hours was sought for Monday 6 March 2023 as per the application submitted to the Department on 28 February 2023.</p> <p>A notification and request for Department approval for the removal of the crane during outside working hours on 1 and 2 April 2023 was sent on 17 March 2023 in accordance with C6(d).</p>

3.6 Complaints

The project maintains a complaint register, which was updated and published monthly on the Project website. Five complaints were recorded during the audit period. These relate to sediment controls, management of asbestos, dust and noise. The Applicant has responded to each complaint. The auditor has reviewed the complaints and determined that the management and responses to each complaint are adequate, noting however that two complaints received during February 2023 took nine and twelve days for a response to be provided to the complainant. The Auditor is of the view that these responses were not timely and one of the complaints must be raised as non-compliant (refer to Table 6 and Condition C14).

A copy of the complaints register is available on the project website at: <https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-sydney-public-school-upgrade.html#category-reports>.

3.7 Incidents

The Project maintains an incident register which recorded two incidents relating to erosion and sediment controls during the audit period. The first incident occurred (prior to current audit period) on 23 July 2022 under Incident Summary Ref. No: INC963 involving sediment on the street along Bay Rd, North Sydney following heavy rains. The second incident happened on 6 September 2022 under Incident Summary Ref. No: INC1148 relating to sediment-laden stormwater coming from the cleaning of internal pits being pumped into the stormwater system.

TCG performed the necessary corrective actions, such as placing banded hay bales and a puddle pump to transfer water back into the swale and subsequently the settlement tank. TCG also prepared a report and notified EPA and the Department as required. In its letter dated 24 October 2022, the EPA acknowledged the corrective actions performed by TCG during the water pollution incidents. However, the EPA reminded TCG to continue updating the plans to ensure they remain fit for purpose over time, including as conditions change during construction.

3.8 Actual versus predicted impacts

The audit considered the actual impacts based on the site inspections and review of records, on whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 7.

Table 7 Summary of Predicted Versus Actual Impacts

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Built form/visual impact	Visual impact from construction activities. Visual impact from proposed built form from Bay Road	Mitigation measure was implemented through provision of site hoardings and boundary screening around the site perimeter. This was observed during the site inspection on 25/01/2023.	Y
Amenity (internal)	Maintaining the high- quality learning spaces	Cannot be verified yet. Not part of this audit	Not Triggered

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Amenity (external)	Maintaining the high-quality outdoor learning and active spaces.	Cannot be verified yet. Not part of this audit	Not Triggered
Amenity	Maintaining high- amenity for nearby properties.	Mitigation measure was implemented through provision of site hoardings and boundary screening around the site perimeter. This was observed during the site inspection on 25/01/2023.	Y
Tree removal	Removal of trees in accordance with Appendix M.	Trees removed were in accordance with EIS Appendix M. Trees that needed to be retained were provided protection as per site observation 25/01/2023. Refer to Appendix E Photos of this report.	Y
Contamination	Identification contamination materials including asbestos during construction activities.	No identification of contaminated materials noted during the audit period.	Y
Biodiversity	Removal of the Eucalyptus nicholii.	The tree was removed in accordance with the arborist's recommendation under the arborist report dated 02/02/21, which was prepared by Arboreport Vegetation Management Consultants.	Y
Acoustic impact	Noise generated from construction activities expected to exceed noise limits for noise affected receivers. Noise generated from plant equipment, use of the hall, school bells, new classrooms and traffic generation.	CNVMP was prepared to manage construction noise and vibration. The acoustic recommendations and application of CNVMP i.e., installation of hoardings and no work outside hours were observed.	Y
Vibration impact	Vibration generated from construction activities.	Mitigation measures were implemented as per the CNVMP.	Y
Traffic	Increased number of vehicles accessing the site during construction specifically civil work and main works.	Detailed CTMP was prepared prior to commencement of work to implement during the duration of construction. No heavy vehicle queuing on the Bay Road.	Y
Parking	Overflow of parking onto residential streets during construction.	Implementation observed in relation to the application of PCTMP. Contractor encouraged car-pooling and public transport. No construction vehicle was parked along Bay Road, except for the truck that was unloading concrete on site. Provision was	Y

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		made for a traffic controller and steel way. Please refer to the site photos (25/01/23).	
Aboriginal cultural heritage & archaeology	The very unlikely event an Aboriginal object or human remains material are found during construction	No Aboriginal object or human remains found during the site inspection.	Y
Non-Aboriginal Heritage	Impact to the heritage fence with provision of a new access point from Bay Road and minor physical impacts with demolition of Building B and C	<p>Implementation of mitigation measures including preparation of a Heritage Interpretation Strategy, archival recording of items proposed for demolition and, engagement of structural engineer and heritage architect to provide input on the detailing of the new entrance/heritage items.</p> <p>A non-compliance was raised against C43 due to the heritage specialist not being present during the removal of the heritage fence.</p> <p>Necessary reporting and notification were performed under this non-compliance.</p>	N

3.9 Key strengths and environmental performance

The following strengths were demonstrated by TCG in managing compliance against the SSD conditions:

- The compliance records were well organised and available at the time of the site inspection and interview with TCG personnel
- Relevant environmental and compliance monitoring records were being collected and reported as required
- Regular HSE inspections were conducted
- The following mitigation measures were implemented:
 - Site notice was installed at the site entry, and hoarding and boundary screening were installed around the perimeter
 - Tree protection zone fencing, and signage were in place
 - Chemical storage area and spill kits were available onsite at point of use
 - The plant and equipment maintenance register was available and up to date
 - No construction heavy vehicles parked along the Bay Road
 - No dust and no mud tracking; and

- No signs of damage on heritage fence.

3.10 Other matters considered relevant by the Department or Auditor

The auditor acknowledges the diligence of staff on reporting incidents and non-compliances, however, the required timeframe on reporting must be adhered as per the reporting requirements.

4. CONCLUSIONS

This Audit Report presents the findings from the second Independent Audit (IA2) for the construction works, covering the period between August 2022 and January 2023. The site inspection and interview with key project personnel was conducted on 25 January 2023.

The overall outcome of the Audit indicated that compliance was proactively tracked by TCG. The following strengths were demonstrated by TCG in managing compliance against the SSD conditions:

- The compliance records were well organised and available at the time of the site inspection and interview with TCG personnel;
- Relevant environmental and compliance monitoring records were being collected and reported as required
- Regular HSE inspections were conducted
- The following mitigation measures were implemented:
 - Site notice was installed at the site entry
 - Hoarding and boundary screening were installed around the perimeter
 - Tree protection zone fencing, and signage were in place
 - Erosion and sedimentation controls i.e., silt fence, pump set-up into the detention basin, and coir logs were installed at the low point areas and where required
 - Chemical storage area and spill kits were available onsite at point of use
 - Plant and equipment maintenance register was available and up to date
 - No construction heavy vehicles parked along the Bay Road
 - No dust and no mud tracking; and
 - No signs of damage on heritage fence.

Summary of Audit Findings

The following summary of findings during this IA2 are:

- The auditor considers the previous non-compliant against C43 still open until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.
- A total of 162 CoCs were assessed:
 - Seventy-three (73) were found to be compliant;
 - Seventy-nine (79) were not triggered; and
 - A total of 9 non-compliances have been reported to date including the previous audit (IA1) findings. There were 6 self-reported non-compliances against (A9, B2,

C4, C5, C6 and D1), one non-compliant raised IA1 against C43 and the 3 new non-compliances raised during this audit against , A27 notification of non-compliances within 7 days and C14 delivery trucks arrived outside normal hours.

- One observation was raised under condition A23b, website update. Two documents were not updated to current version (Independent Audit Report No.1 and Project Environmental Management Plan).

Table 5 and Table 6 present the summary of audit findings with recommendation and Applicant response. Appendix A and Section 3 present the detailed findings, along with the actions taken by the Project team to comply with the SSD requirements.

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the report, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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APPENDIX A – SSD 11869481 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																				
SCHEDULE 2																								
PART A: ADMINISTRATIVE CONDITIONS																								
Obligation to Minimise Harm to the Environment																								
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection and interview with Auditees 25/01/23 Evidence referred to elsewhere in this audit table.	There were no environmental issues raised during the site inspection conducted during this audit. The following mitigation measures were implemented: <ul style="list-style-type: none"> • Site notice was installed at the site entry; • Hoarding and boundary screening were installed around the perimeter; • Tree protection zone fencing, and signage were in place; • Erosion and sedimentation controls i.e., silt fence, pump set-up into the detention basin, and coir logs were installed at the low point areas and where required; • Chemical storage area and spill kits were available onsite at point of use; • Plant and equipment maintenance register was available and up to date; • No construction heavy vehicles parked along the Bay Road; • No dust and no mud tracking; and • No signs of damage on heritage fence. 	Compliant																				
Terms of Consent																								
A2	The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by <i>Fulton Trotter Architects</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SD-1001</td> <td>M</td> <td>Existing and Demolition Site plan</td> <td>14/03/2022</td> </tr> <tr> <td>SD-1002</td> <td>Q</td> <td>Proposed Site Plan</td> <td>08/04/2022</td> </tr> <tr> <td>SD-1101</td> <td>H</td> <td>Tree Retention Plan</td> <td>08/02/2022</td> </tr> </tbody> </table>	Architectural drawings prepared by <i>Fulton Trotter Architects</i>				Dwg No.	Rev	Name of Plan	Date	SD-1001	M	Existing and Demolition Site plan	14/03/2022	SD-1002	Q	Proposed Site Plan	08/04/2022	SD-1101	H	Tree Retention Plan	08/02/2022	Site inspection and interview with Auditees 25/01/23 The development has been conducted according to the following consent and approval: CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance Development Consent for the initial requirements of the upgrading project. CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1 CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Isaac, Architect, Fulton Trottes Architects Notice of Decision dated 21/02/2022 Site inspection and interview with Auditees 25/01/23	<ul style="list-style-type: none"> • A total of 10 non-compliances were reported to date: • 6 self-reported non-compliances against (A9, B2, C4, C5, C6 and D1), • the non-compliant raised by the auditor in IA1 against C43 and • 3 new non-compliances raised during this audit - A23 website update, A27 notification of non-compliances within 7 days and C14 delivery trucks arriving outside normal hours. • There was a request for further information on the IA1 non-compliant against C43 from the Planning Secretary this audit period. 	Compliant
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Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status			
	SD-1103	J	Streetscape Elevations and School Signage	08/04/2022	<p>Modification Development Consent dated 9/06/22</p> <p>Signed by: Karen Harragon, Director</p> <p>Social and Infrastructure Assessments</p> <p>Approved architectural drawings prepared by Fulton Trottes Architects</p> <p>CDVC Number 4 Section 6.28 Crow Design Verification Certificate by Philip Chun – Upgrade to NSPS included internal fit outs and associated services of Building I&J</p>	<ul style="list-style-type: none"> The construction is being constructed in general accordance with the EIS and RtS. Design and construction have been verified by the Certifier through issue of the Crown Certificates. 				
	SD-1104	M	Site Section 01	08/04/2022						
	SD-1105	I	Site Section 02	14/03/2022						
	SD-1106	G	External Materials and Finishes	11/11/2021						
	SD-1109	M	Site Entry	08/04/2022						
	SD-2001	T	Building J – Level 1 Floor Plan	08/04/2022						
	SD-2002	S	Building I – Level 1 Floor Plan	08/04/2022						
	SD-2003	Q	Building J – Level 2 Floor Plan	14/03/2022						
	SD-2004	Q	Building I – Level 2 Floor Plan	14/03/2022						
	SD-2005	Q	Building I – Level 3 Floor Plan	14/03/2022						
	SD-2006	L	Building J – Roof Plan	11/11/2021						
	SD-2007	M	Building I – Roof Plan	11/11/2021						
	SD-2012	F	Building G – Level 1 Floor Plan	27/08/2021						
	SD-2103	E	Building J – Level 2 Reflected Ceiling Plan	14/03/2022						
	SD-2104	E	Building I – Level 3 Reflected Ceiling Plan	14/03/2022						
	SD-2105	E	Building I – Level 2 Reflected Ceiling Plan	14/03/2022						
	SD-3001	O	Building I & J – Elevations 01	11/11/2021 08/04/2022						
	SD-3002	K	Building I & J – Elevations 02	11/11/2021						
	SD-3003	K	Building J – Elevations 03	11/11/2021						
	SD-3004	N	Building I – Elevations 04	14/03/2022						
	SD-3101	G	Building I & J – Section 01	14/03/2022						
	SD-3102	F	Building I & J – Section 02	11/11/2021						
	SD-3103	C	Building J – Section 03	27/08/2021						
	SD-3104	C	Building I – Section 04	27/08/2021						
	Landscape Drawing Package prepared by TCG Brammer Landscape Architects									
	Dwg No.	Rev	Name of Plan	Date						
	LA001	F	Landscape Masterplan	11/11/2021						
	LA101	D	Landscape Detail Plan 1	25/08/2021						

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																								
	<table border="1"> <tr> <td>LA102</td> <td>D</td> <td>Landscape Detail Plan 2</td> <td>09/09/2021</td> </tr> <tr> <td>LA103</td> <td>D</td> <td>Landscape Detail Plan 3</td> <td>11/11/2021</td> </tr> <tr> <td>LA201</td> <td>B</td> <td>Landscape Sections</td> <td>17/08/2021</td> </tr> <tr> <td>LA301</td> <td>B</td> <td>Plant Schedule and Character</td> <td>17/08/2021</td> </tr> <tr> <td>LA401</td> <td>D</td> <td>Tree Retention and Removal Plan</td> <td>11/11/2021</td> </tr> <tr> <td>LA501</td> <td>B</td> <td>Landscape Details</td> <td>17/08/2021</td> </tr> </table>	LA102	D	Landscape Detail Plan 2	09/09/2021	LA103	D	Landscape Detail Plan 3	11/11/2021	LA201	B	Landscape Sections	17/08/2021	LA301	B	Plant Schedule and Character	17/08/2021	LA401	D	Tree Retention and Removal Plan	11/11/2021	LA501	B	Landscape Details	17/08/2021			
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LA401	D	Tree Retention and Removal Plan	11/11/2021																									
LA501	B	Landscape Details	17/08/2021																									
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Letter 29/09/22 SINSW-DPE re: Non-compliance notification relating to heritage fence. Post Approval Form submission of Non-compliance notification relating to heritage fence.</p> <p>Department of Planning email from Damien Smith (DPE) to Mark Reynolds (Taylor) on 24/01/2023 -Subject: North Sydney Public School -Heritage Fence – Request for further information.</p>	<p>The Department sent an email on 24/01/23 to TCG in response to a non-compliance notification raised in IA1 relating to heritage fence. The Department requested further information regarding the removal of a heritage fence but there but there was no written direction only request for further information.</p> <p>The auditor is satisfied how TCG responded to the Department; however, this does not eliminate the responsibility of TCG to comply with the Department further requests or any action that will be imposed by the Department.</p>	Compliant																								
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<p>Site inspection and interview with Auditees 25/01/23</p>	<p>There were no inconsistencies identified during this audit period.</p>	Not Triggered																								
Limits of Consent																												
A5	<p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	<p>Letter was sent to DPE on 29 April 2022 advising that construction will commence on 4 May 2022.</p> <p>Site inspection and interview with Auditees 25/01/23</p>	<p>Construction works were notified as commencing on 4 May 2022. Construction physically commenced on 13 July 2022 and still ongoing at the time of this audit.</p>	Compliant																								
Prescribed Conditions																												
A6	<p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Development Consent dated 21/02/2022.</p> <p>CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance</p> <p>CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1</p> <p>CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Isaac, Architect, Fulton Trottes Architects</p> <p>Modification Development Consent dated 9 June 2022 Signed by: Karen Harragon, Director - Social and Infrastructure Assessments</p>	<p>Based on the Construction Certificates issued by the Certifying Authority, the Applicant had complied with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p>	Compliant																								
Planning Secretary as Moderator																												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Site inspection and interview with Auditees 25/01/23	The auditees advise that there have been no disputes between the Applicant and a public authority.	Not Triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Site inspection and interview with Auditees 25/01/23 Refer evidence for B15 and B18	Consultation records were included in the documents for CTPMSP B15 and CSWMSPB18. Evidence shows that consultation was completed in line with this condition.	Compliant
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Site inspection and interview with Auditees 25/01/23 Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Letter DPE to SINSW 22/07/22 (approval of staging report) Upgrade to North Sydney Public School – SSD-11869481-PA-13 - Non-compliance notification in accordance with Condition A27 and 28. Related to the Operational Handover of Building G at North Sydney Public School. Intrinsically linked to the Staging Report submitted under SSD-11869481-PA-12	A Staging Report was prepared to enable construction as a single stage and operations in two stages. The staging report was submitted more than one month from commencement of the first stage of operations of Building G. The non-compliant action was not reported during IA1. A self-reported non-compliant was submitted to the Department through the major portal on 22/07/22 related to the Operational Handover of Building G at North Sydney Public School. The non-compliance was reported as the Staging Report was approved by Department on 22/07/22. This non-compliant is considered closed and no further action is required.	Non-Compliant
A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)	A Staging Report was prepared to enable construction as a single stage and operations in two stages. The Staging Report was submitted more than one month from commencement of the first stage of operations. The Staging Report was approved by Department on 22/07/22. No update on the Staging Report has been made since the last audit.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)	The project was staged in accordance with the Staging Report, as approved by the Planning Secretary.	Compliant
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report) Site inspection and interview with Auditees 25/01/23	The works or activities carried out in a specific stage were complied with at the relevant time as identified in the Staging Report.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Site inspection and interview with Auditees 25/01/23 Staging Report submitted on 21 /07/22 and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Staging Report 21/07/22 by Taylor Letter 22/07/22 DPE to SINSW re: approval of staging report	The Strategies Plans and Programs have not been staged, combined or updated during the audit period.	Not triggered
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Site inspection and interview with Auditees 25/01/23 Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Staging Report prepared by Taylor. Letter 22/07/22 DPE to SINSW re: approval of staging report	The Strategies Plans and Programs have not been staged, combined or updated during the audit period.	Not triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Site inspection and interview with Auditees 25/01/23 Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)	The Strategies Plans and Programs have not been staged, combined or updated during the audit period. .	Not triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Site inspection and interview with Auditees 25/01/23	The Strategies Plans and Programs have not been staged, combined or updated during the audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)		
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, which are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1 CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Isaac, Architect, Fulton Trottes Architects Structural Design Certificate dated 08 June 2022 TTW NSW Pty Ltd	The Structural Engineer and Certifier have verified the structural adequacy of the buildings and structures.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Design Certificate External Walls System Certificate by Greg Isaac Fulton Trotter Architects 11/04/2022	The architect has confirmed the external wall and cladding design complies with the BCA.	Compliant
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Planning Secretary provided: <ul style="list-style-type: none"> (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; and (b) the quality and durability of any alternative material is the same standard as the approved external building materials. 	Interview with Auditees 25/01/23 Design Certificate External Walls System Certificate by Greg Isaac Fulton Trotter Architects 11/04/2022	The auditees advise that there have been no changes to the external colours, materials and finishes of the buildings. No change considered since the last conduct of audit.	Compliant
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1 CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Issac, Architect, Fulton Trottes Architects The CEMP and sub-plans referred to elsewhere in this Audit Table	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Compliant
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Site inspection and interview with Auditees 25/01/23	The auditees are not aware of any direction having been issued.	Not Triggered
Monitoring and Environmental Audits				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Independent Audit No. 1 (IA1), WolfPeak, 23/09/22</p> <p>Letter from SINSW to DPE dated 5 September 2022 notifying the Department with regards to the received Advisory Letter from EPA dated 21 July 2022.</p> <p>EPA Advisory Letter dated 24 October 2022</p> <p>Department’s email dated 24/01/2023 from Damien Smith requesting further information with regard to non-compliance raised against C43 in the IA1.</p>	<p>There are no monitoring requirements specified by the conditions, the CEMP and sub-plans.</p> <p>The first Independent Audit was completed in accordance with the Department’s Independent Audit Post Approval Requirements (IAPAR 2020). The Department did not raise any issues regarding the first Audit Report against the requirements of the IAPAR.</p>	Compliant
Access to Information				
A23	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> xi. the documents referred to in condition A2 of this consent; xii. all current statutory approvals for the development; xiii. all approved strategies, plans and programs required under the conditions of this consent; xiv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; xv. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; xvi. a summary of the current stage and progress of the development; xvii. contact details to enquire about the development or to make a complaint; xviii. complaints register, updated monthly; xix. audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; xx. any other matter required by the Planning Secretary; and <p>d) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>All documents as per A23 were posted on website:</p> <p>https://nthsyddem-p.schools.nsw.gov.au/school-upgrade.html</p> <ul style="list-style-type: none"> • CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance Development Consent for the initial requirements of the upgrading project. • CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1 • CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Issac, Architect, Fulton Trottes Architects • Notice of Decision dated 21/02/2022. • Modification Development Consent dated 9 June 2022 <p>Signed by: Karen Harragon, Director Social and Infrastructure, DPE</p> <p>Assessments</p> <ul style="list-style-type: none"> • Approved architectural drawings prepared by Fulton Trottes Architects • North Sydney Public School Scoping Report prepared by Architectus dated 19/11/2020. • Environmental Impact Statement prepared by Gyde dated 27/08/2021. • Architectural Drawings and Architectural Design Report prepared by Fulton Trottes Architects dated 27/08/2021. • Landscape Plans and Landscape Design Report prepared by TCG Brammer dated 25/08/2021. 	<p>The evidence provided satisfies the condition. Refer to the following link https://nthsyddem-p.schools.nsw.gov.au/school-upgrade.html</p> <p>Observation:</p> <p>The documents posted on the website were not the latest version e.g.:</p> <ul style="list-style-type: none"> • Audit Report IA1 was in draft form. The Applicant posted all the required documents on the website within the timeframe stipulated in this condition, However, an error on posting the wrong version (draft) of the Independent Audit Report IA1 was noted. • The Project Environmental Management Plan on the website was not the most recent version. (soil and water management updated on 8/09/2022) <p>Recommendation:</p> <p>The Applicant to ensure that the project website contains updated reports or documents.</p> <p>Applicant Response:</p> <p>The Final Audit Report IA1 was posted as soon as it was noted by the auditor.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> Survey Plan prepared by Project Surveyors performed August 2019 Capital Investment Value (CIV) prepared by Genus Advisory dated 2/9/2021. Biodiversity Development Assessment Report Waiver prepared by ECO LOGICAL AUSTRALIA PTY LTD dated 20/08/2021 		
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Site inspection and interview with Auditees 25/01/23 TCG Induction Forms included awareness of the SSDA requirements e.g., Form sighted #691 dated 25/01/2023.	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training. The requirement of awareness to the SSD conditions is included in the checklist and induction form.	Compliant
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Site inspection and interview with Auditees 25/01/23 Incident register current as of 25/01/2023 Letter 25/05/22 SINSW-DPE re: Incident Notification, Reporting and Response in accordance with Condition A25 – Incident occurred on 23/05/22 involving sediment on the street along Bay Rd, North Sydney on following heavy rains. Incident Summary Ref No.: INC-963 generated on 01/06/22 by Hammertech INC1138- 5/09/2022 – Council officer attended site to advise they had received complaint of sediment laden stormwater being pumped into the stormwater system. EPA and DPE joint site inspection on 8 September 2022. A letter dated 12/09/23 advising the Department of inspection conducted by EPA and DPE and the complaint reported to EPA on 6/09/2022 with regards to the sediment controls but not considered as incident. Sediment Control Plan dated 08/09/22 revision 8. Notification to DPE 12/09/22 SINSW-DPE re: Incident Notification relating to the Complaint received that sediment laden water was pumped from construction works and entering stormwater. Letter 24/10/22 EPA-TCG re: Advisory Letter- Pollution of Water	The Project maintain an incident register which recorded two incidents related to erosion and sediment controls. <ul style="list-style-type: none"> The first incident was reported on 23 May 2022 (Incident Summary Ref. No: INC963). Council inspected inside of the site and was satisfied as to the measures TCG had in place within the site and Council agreed with our theory of the subterranean water percolating from underneath and that there was not much more that could be done due to the level of rain and water inundation to the area. Council advised TCG to report the event to EPA and DPE. SINSW submitted an incident notification to EPA and the Department on 25 May 2022. The second incident, with Incident Summary Reference Number INC1138, occurred on 5 September 2022 in relation to water being discharged onto a patch of lawn outside the premises, and into an existing school culvert from where it drained offsite. As requested by Council, TCG agreed to clean the culvert that carries the schools existing overland flows and had historical dirt and rubbish that had not been maintained by the school. TCG don't believe that any of the sediment was from onsite works. On 8 September 2022 the EPA and DPE inspected the site to review the erosion and sediment control measures implemented on site. SINSW sent the formal report for the above complaint (was raised in TCG system as incident No.1138) to the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Department by submitting an incident report on 12 September 2022.</p> <p>On 24/10/22 the EPA made an advisory letter to TCG that covers the two incidents above. The EPA did not propose to take enforcement action on these two occasions. The EPA considered that ongoing action is needed to comply with s120 of the POEO Act. While TCG has implemented a Project Environmental Management Plan and Sediment Control Plan, care needs to be taken to continue to update the plans to ensure that they are fit for purpose over time, including as conditions change during construction. EPA acknowledged that TCG has proactively implemented the erosion and sedimentation controls following the rainfall events in October 2022, and this has contributed to the successful containment of sediment laden water during the most recent significant rainfall event on 17 October 2022. TCG was reminded that implementation of the plan does not eliminate Taylor's responsibility for water pollution control at the premises, but implementation and ongoing assessment of the suitability of such plans are considered in assessing Taylor's efforts to prevent pollution offences.</p> <p>As per the inspection conducted during this audit, TCG demonstrated a good implementation of erosion and sedimentation controls onsite. Silt fence and coir logs were installed along the low point area, a sump with pump to the detention basin (used as temporary containment) was set up to collect the runoff water within the site. The site is now lower than the road level therefore, all stormwaters will be contained within the site and being pumped into the detention basin as temporary measure. The Erosion and Sedimentation Control Plan is consistent with the site controls.</p>	
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Incident register current as of 25/01/2023</p> <p>Letter 25/05/22 SINSW-DPE re: Incident Notification, Reporting and Response in accordance with Condition A25 – Incident occurred on 23/05/22 involving sediment on the street along Bay Rd, North Sydney on following heavy rains. Incident Summary Ref No.: INC-963 generated on 01/06/22 in Hammertech.</p> <p>Notification to DPE 12/09/22 SINSW-DPE re: Incident Notification relating to Compliant received that sediment laden water was pumped from construction works and entering stormwater. INC1138- 5/09/2022 – Council officer attended site to advise they had received complaint of sediment laden stormwater being pumped into the stormwater system.</p>	Subsequent notifications were submitted to the Department with reports submitted in accordance with the requirements set out in Appendix 2.	Compliant
Non-Compliance Notification				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A27	<p>The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Upgrade to North Sydney Public School – SSD-11869481-PA-13 - Non-compliance notification in accordance with Condition A27 and 28. Related to the Operational Handover of Building G at North Sydney Public School. Intrinsicly linked to the Staging Report submitted under SSD-11869481-PA-12</p> <p>Upgrade to North Sydney Public School - SSD-11869481-PA-14- Notification to DPE under Condition C6(d) of works to occur out of hours to enable crane set up.</p> <p>Upgrade to North Sydney Public School – SSD-11869481-PA-16- Notification under A27 and A28 relating to notification period to DPE for crane installation. SSDA requires 7 days' notice, however only 5 days was given.</p> <p>Upgrade to North Sydney Public School – SSD-11869481-PA-19- Non-compliance notification in accordance with Condition A27 and 28 with regards to A2 and C43 – heritage fence removed without supervision of heritage specialist. Letter sent to DPE dated 27 September 2022.</p> <p>Letter to DPE dated 24/01/2023 from SINSW notification of non-compliance against conditions C4 and C5 – extension of concrete pouring works.</p>	<p>The following non-compliance against the five (5) relevant SSD conditions were reported to date (July 2022 to 20 March 2023):</p> <ul style="list-style-type: none"> Self-reported non-compliance was raised by SINSW on 21 July 2022 against Condition D1 and B2 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. This was not captured in the previous audit as the audit only covered the Stage 2 works conducted by of TCG. This non-compliance was recently forwarded to the auditor by the project manager. However, no other action to be noted. This non-compliant is considered closed. A self-reported non-compliance was sent to the Department by SINSW on 13 September 2022 with regards to conditions C6 with the reason that the project team issued notification of out of hours works to DPE on 26 July 22, which was not seven days prior to OOHW occurring on 30 July 22. This is now considered closed and no action to be done. A non-compliance against C43 was raised during IA1. SINSW notified the Department when they were made aware within 7 days from the final report of IA1. The Department requested further information on 24/01/2023 with regards to this non-compliance. To date, there is an on-going communication with the Department and TCG with regards to heritage fence. The auditor considered this non-compliant as open until the recommendation to ensure compliance with the Heritage Impact Statement with regards to the disposal of the cut stones (heritage artefacts) were met. It was noted that fence will not be reinstated as this will serve as the entrance to the newly constructed buildings as per the latest approved for construction drawings. A self-reported non-compliance dated 24 January 2023 against Conditions C4 and C5. The non-compliance relates to Construction works being carried out beyond the approved hours (6pm), and where noise would exceed 5dB above background noise. On 21/12/2022, the Contractor had an issue with concrete supply resulting in a significant delay to a concrete pour. With several major roadworks and closures in the North Sydney area, the 	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>source of concrete supply was consequently moved from Artarmon to Greenacre. It was advised that the pour would need to go ahead in order to avoid damage to property in accordance with SSD condition C6 (b). To mitigate the potential impacts, the Contractor considered completing works the following working day, however, the impact of stopping the pour would result in the demolition of the existing slab, causing environmental harm and damage to property. The concrete pouring was completed at 8:30pm which is 2 ½ hours beyond the approved working hours.</p> <p>IA2-02 non-compliant:</p> <p>Based on the self-reported non-compliant on 24/01/23 against conditions C4 and C5 which was non-compliant on works being carried out beyond (6pm) due to concrete pour on 21/12/22. The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The non-compliant notification only took place on 24/01/23 which is more than 7 days from the event.</p> <p>Recommendation:</p> <p>The notification to Department through the major project's portal must be conducted within seven days after the Applicant becomes aware of any non-compliance.</p>	
A28	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.	As above	<p>As above.</p> <p>The notification identified 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.</p>	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<p>Documents presented for incident under A25-A26</p> <p>Documents presented for non-compliance under A27 to A28</p>	The Auditees classified the incident and non-compliance accordingly, with incidents being distinguished from non-compliance.	Compliant
Revision of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A26; (c) the submission of an Independent Audit under condition C36 or C37; (d) the approval of any modification of the conditions of this consent; or 	<p>Incident register current 25/01/23</p> <p>Letter 27/09/22 SINSW-DPE re: Resubmission of PEMP with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p>	<p>The PEMP was updated on 8/09/2022 as Revision 9 after the conducted of IA1 with the changes made on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan.</p> <p>Recommendation:</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		TCG to review and update the PEMP and subplans within three months from the submission of this Independent Audit (IA2).	
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Sediment Control Consultation dated 12/10/2022 was conducted after the incident. Letter 27/09/22 SINSW-DPE re: Resubmission of PEMP with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan	The PEMP was reviewed and update on 8 September 2022 and was submitted to the Department for information on 27/09/2022.	Compliant
Compliance Reporting				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Site inspection and interview with Auditees 25/01/23 Compliance Reporting Post Approval Requirements	Compliance Reporting has not been triggered since IAPAR 2020 was implemented.	Not Triggered
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.			Not Triggered
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.			Not Triggered
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			Not Triggered
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Site inspection and interview with Auditees 25/01/23 Letter 29/04/22 SINSW to DPE re: Notification of Construction Commencement	Letter sent to Department on 29 April 2022 advised that main works construction will commence on 4 May 2022.	Compliant
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Site inspection and interview with Auditees 25/01/23 Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022. Staging Report prepared by Taylor. Letter DEPARTMENT to SINSW 22/07/22 re: approval of staging report	Construction is not staged. Operations is split into two stages (the operations of Building G and the operations of the Building I & J). Self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. This was	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Upgrade to North Sydney Public School – SSD-11869481-PA-13 - Non-compliance notification in accordance with Condition A27 and 28. Related to the Operational Handover of Building G at North Sydney Public School. Intrinsicly linked to the Staging Report submitted under SSD-11869481-PA-12	not captured in the previous audit as the audit only covered the Stage 2 works conducted by of TCG. This non-compliance was recently forwarded to the auditor by the project manager. However, no other action to be noted. This non-compliant is considered closed.	
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Design Structural Certificate by TTW submitted to CA and CA certified CC#2 dated 29 April 2022.</p> <p>Structural Engineer was suitable and qualified as per the Design Structural Certificate dated 11 April 2022 by TTW Hun Nguyen Technical Director</p>	<p>The Applicant submitted to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer prior to the commencement of work.</p> <p>The Certifier provided acceptance through granting of the Crown Certificates.</p>	Compliant
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>External Wall and Cladding Certificate Fulton Trotter Architects 11 April 2022</p> <p>The Design was accepted by PCA on 28 April 2022.</p> <p>Letter SINSW to DEPARTMENT, 03/05/22 (submission of B4 information to DEPARTMENT)</p>	Submission of External Wall and Cladding information to DEPARTMENT in accordance with B4 dated 03 May 2022 by School Infrastructure Director.	Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	<p>a) Heritage Photographic Archival Report Curio Projects 7 Bay St North Sydney 26 April 2022</p> <p>b) Dilapidation Reports by Project Solutions 29 December 2021 and 19th January 2021.</p> <p>Submitted to Council on 4/05/2022.</p> <p>Submitted to PCA on 19 April 2022</p> <p>Site inspection and interview with Auditees 25/01/23</p>	Pre-construction archival and dilapidation reports were prepared prior to construction and submitted to the identified stakeholders.	Compliant
Pre-Construction Survey – Adjoining Properties				
B6	Prior to the commencement of demolition or construction (whichever occurs first), the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	NSPS Pre Construction Property Inspection was sent to all residents in March 2022. Inspection conducted on 28 March 2022.	Prior to the commencement of demolition or construction, the Applicant offered a pre-construction survey to owners of buildings that are likely to be impacted by the development.	Compliant
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Public Infrastructure Dilapidation Report by Project Solutions Pty Ltd dated 29/12/21 and 19/01/22	Where the offer for a pre-construction survey was accepted (as required by condition B6), the Applicant arranged for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ul style="list-style-type: none"> (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. 	Site inspection and interview with Auditees 25/01/23	No vibration generating works have been performed to date.	Not Triggered
Community Communication Strategy				
B9	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Community Communication Strategy (CCS) North Sydney Public School upgrade, SINSW, May 2022</p> <p>Letter SINSW to Department 21/04/22 (submission of CCS)</p> <p>Letter Department to SINSW, 18/05/22 (DEPARTMENT approval of CCS)</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-sydney-public-school-upgrade.html</p>	<p>CCS was prepared prior to construction and submitted to Department on 21 April 2022. Table 1 of the CCS indicates where all requirements a) to d) of this condition have been met.</p> <p>Department approved the CCS on 18/05/22.</p> <p>The Community Communication Strategy:</p> <ul style="list-style-type: none"> (a) identified people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	Compliant
Ecologically Sustainable Development				
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p>	Site inspection and interview with Auditees 25/01/23	Green star registration was completed in 2021. The Certifier issued Construction Certificate, verifying compliance.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) registering for a minimum 5-star Green Star – Design & As Built v1.3 rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Green Star Application dated 24 November 2021 Project Number; GS-6834DA for NSPS Design and As-built of building I & J</p> <p>Construction Certificate CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance</p> <p>Construction Certificate CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1</p>		
Outdoor Lighting				
B11	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>External Lighting Strategy 210557 PSPS Upgrade Revision P5; 16 March 2022 by LCI Consulting</p> <p>Construction Certificate CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance</p> <p>Construction Certificate CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1</p>	<p>Lighting designer confirmed lighting compliance. The Certifier issued Construction Certificate, verifying compliance.</p>	Compliant
Demolition				
B12	<p>Prior to the commencement of demolition and removal of buildings, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Demolition Requirements submitted to Phillip Chun Building Compliance Pty Ltd on 23 March 2022.</p> <p>Certification of Demolition Site Plan and Existing Demolition & Proposed Floor Plan. In accordance with the AS standards.</p> <p>Submitted to DEPARTMENT on 21 April 2022 the following documents:</p> <ul style="list-style-type: none"> - Demolition Work Plans Fulton Trotter Architecture 14 March 2022 - Statement of Compliance TCG Construction Group 23 March 2022 - Statement of receipt from Certifier Phillip Chun 1 April 2022. 	<p>Demolition work plans and statement were prepared by a suitably qualified person prior to construction and were submitted to the Certifier and Department.</p>	Compliant
Environmental Management Plan Requirements				
B13	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> • The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval 	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Project Environmental Management Plan (PEMP) for NSPS October 2021 (revised on 18 July 2022).</p>	<p>The PEMP and subplans were prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 			
Construction Environmental Management Plan				
B14	<p>Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B16);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B17);</p> <p>(g) Construction Soil and Water Management Sub-Plan (see condition B18);</p>	<p>CEMP 18/07/22 by Taylor</p> <p>Letter 27/09/22 SINSW-DPE re: Resubmission of CEMP with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 27/09/22 SINSW-DPE re: Re-submission of CEMP with update on Appendix 13- Sediment Control Plan</p> <p>Previous evidence:</p> <p>Project Environmental Management Plan (CEMP) for NSPS October 2021 (revised on 18 July 2022).</p> <p>CEMP Revision 03- 9 June 2022 was submitted to PCA on 19 April 2022 and to 5 May 2022 and DEPARTMENT went back with comments 30 May 2022 and final acceptance from Department on 30 June 2022</p>	<p>CEMP was prepared prior to commencement of demolition and removal of building.</p> <p>Updates on sub-plans such as Sediment & Erosion Control + Site Establishment Plan, Construction Traffic & Pedestrian Management Plan and Sediment Control Plan were updated and submitted to the Department on 27/09/22.</p> <p>CEMP addressed the relevant requirements on the following sections:</p> <ul style="list-style-type: none"> a) I- Section 3.3 Consent working hours. (ii) Section 1.1 Project Information Table (iii) Appendix 11 Soil and Water Management Plan (iv) Appendix 6 (v) Appendix 7 b) Section 12.4 c) Section 12.4 d) Appendix 8 e) Appendix 9 f) Appendix 10 g) Appendix 11 	Compliant
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; 	<p>Letter 27/09/22 SINSW-DPE re: Resubmission of CEMP with update on Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 9 May 2022</p>	<p>On 27/09/2022, SINSW submitted a letter to the Department providing an update on CTPMSP in relation to the reported incidents.</p> <p>The CTPMSP was prepared, and it satisfies the requirements of this condition:</p> <ul style="list-style-type: none"> a) Prepared by Ason Group. Council approval date 13 May 2022 of the CTMP dated 9 May 2022 b) Consultation with Council and TfNSW commenced on 30 November 2021 email evidence sighted communication between Project Manager (Turner & Townsend) and Council and TfNSW. c) The CTMP included all the requirements in B15 (c) i-v. The Driver Code of Conduct was also included in the CTMP Appendix C. The 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (iv) they swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 		<p>CTMP included the following sections that addressed the requirement from c i-v:</p> <ul style="list-style-type: none"> • Section 2.2 Surrounding Road Network • Section 2.3 Existing Public Transport • Section 2.4 Existing Active Transport • Section 4 Construction Worker Parking • Section 5 Construction Worker Parking Strategy • Section 5.1 Travel Arrangements for Construction Workers • Section 5.2 Parking Arrangements for Construction Workers 	
B16	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) describe the measures to be implemented to ensure that the noise generated by the construction activities do not have adverse impacts on the ongoing operation of the school; (e) include strategies that have been developed with the community for managing high noise generating works including (but not limited to) respite periods during the day; (f) describe the community consultation undertaken to develop the strategies in condition B16(e); (g) include a complaints management system that would be implemented for the duration of the construction; and (h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13. 	<p>Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.</p>	<p>The Construction Noise and Vibration Management Sub-Plan addressed the requirement of this condition:</p> <ul style="list-style-type: none"> a) Prepared by a suitably qualified and experienced noise expert – Pulse White Noise Acoustics Pty Ltd; b) Section 4 - described procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); c) Section 6.2 - described the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) Section 6.3 described the measures to be implemented to ensure that the noise generated by the construction activities do not have adverse impacts on the ongoing operation of the school; e) Table 22 - include strategies that have been developed with the community for managing high noise generating works including (but not limited to) respite periods during the day; f) Section 6.2.1 refer to CCS that described the community consultation undertaken to develop the strategies in condition B16(e); g) Section 6.5 include a complaints management system that would be implemented for the duration of the construction; and h) Section 6.3 and 6.4 - include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			accordance with the requirements of condition B13.	
B17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. 	NSPS Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.	The Construction Waste Management Sub-Plan (CWMSWP) was prepared and addressed this condition.	Compliant
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSWP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the Site); and (e) detail all off-site flows from the site. 	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Letter 27/09/22 SINSW-DPE re: Resubmission of CEMP with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan</p> <p>Previous evidence:</p> <p>Project Environmental Management Plan (CEMP) for NSPS October 2021 (revised on 18 July 2022).</p> <p>Erosion and Sedimentation Control Plan prepared by TTW 26 July 2022</p>	<p>The Erosion and Sediment Control Plan was prepared by a suitably qualified expert. It (in combination with Section 10.3.2 of the CEMP) addresses the requirements of this condition.</p> <p>The evidence provided satisfies the condition. The PEMP including soil and water management plan was submitted to Council for consultation.</p> <p>On 27/09/2022, SINSW submitted a letter to the Department providing an update on sediment and erosion control + site establishment plan in relation to the reported incidents.</p> <p>Sediment Control Plan was revised on 30/09/2022 Revision 9</p>	Compliant
B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 9 May 2022	<p>A Driver Code of Conduct was prepared and communicated by the Applicant to heavy vehicle drivers and addressed the requirements of this condition.</p> <p>Driver Code of Conduct was included in the CTPMSP Appendix C.</p>	Compliant
Unexpected Contamination Procedure				
B20	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary for approval prior to its removal from the site.	<p>Project Environmental Management Plan (CEMP) E-PLAN-03 (October 2021) Approved by Andrew Andreou prepared by TCG.</p> <p>Part of the CEMP Section 12.4 revision 16/07/2022</p>	Prior to the commencement of earthworks, the Applicant prepared an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. There were no unexpected finds during this audit period.	Compliant
Construction Parking				
B21	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking	Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 9 May 2022	Prior to the commencement of construction, the Applicant submitted a Construction Worker Transportation Strategy to the Certifier. The Strategy detailed the provision of sufficient parking facilities or	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Letter SINSW to DEPARTMENT, 21/04/22 (submission to Department).	other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy was provided to the Planning Secretary for information.	
Operational Noise – Design of Mechanical Plant and Equipment				
B22	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Assessment dated 13 August 2021 and prepared by Marshall Day Acoustics must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended project noise trigger levels identified in the Noise and Vibration Assessment.</p>	Site inspection and interview with Auditees 25/01/23	No mechanical plant had been installed during this audit period.	Not Triggered
Public Domain Works				
B23	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Site inspection and interview with Auditees 25/01/23	No public domain works had occurred during this audit period.	Not Triggered
Heritage Fence and Gutter – Temporary Removal				
B24	<p>Prior to the temporary removal of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (as approved under SSD 11869481 MOD 1), the Applicant must submit evidence to the Certifier demonstrating that:</p> <p>(a) a suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and</p> <p>(b) a photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to Council for information.</p> <p>(MOD-1)</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Curio Projects (Tatiana Barreto, Architectural and Urban Design Specialist, with Adele Zubrzycka, Senior Archaeologist and Cultural Heritage Specialist)</p> <p>Site management Plan and Temporary Heritage Fence Removal prepared by TCG. NSPS Heritage Impact Statement dated 11/04/2022 prepared by Curio Projects (including photographic record)</p> <p>Dilapidation report, 18/03/22</p>	<p>Curio Projects (Tatiana Barreto, Architectural and Urban Design Specialist, with Adele Zubrzycka, Senior Archaeologist and Cultural Heritage Specialist) was engaged to prepare the North Sydney Public School Upgrade S4.55 Heritage Impact Statement dated 11 April 2022.</p> <p>Relative to the temporary removal of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry, the Applicant demonstrated the following actions:</p> <ul style="list-style-type: none"> The Applicant engaged RJC Group (on its agreement dated 18/03/2022) to undertake a detailed dilapidation report of the metal work, curb and wall component (dated 18/03/2022). A photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage using Digital Capture' (NSW Heritage Office, 2006) Temporary Heritage Fence Removal prepared by TCG with the engagement of RJC Group with Aus Dilaps, Specialist Building Inspections undertook a detailed dilapidation 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			report of the metal work, curb and wall component (dated 18/03/2022).	
PART C: DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	Site inspection and interview with Auditees 25/01/23 See photo (Appendix E)	A site notice(s) was prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements as per this condition.	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Hammertech plant management module (online)</p> <p>plant inspection records were presented through the Hammertech system Refer to photo.</p> <p>E.g., sighted records of the tower crane (Reds Global People and Equipment Asset ID RGTC07 Crane 13/12/2022 Crane Service Report) and excavator (service Job No. 7486 – maintenance conducted 13/12/2022)</p>	<p>All construction plant and equipment used on site were maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> <p>Hammertech system was utilised for keeping the equipment registration and maintenance records.</p>	Compliant
Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	<p>Demolition Work Plans Fulton Trotter Architecture 14 March 2022</p> <p>Statement of Compliance TCG Construction Group 23 March 2022</p> <p>Site inspection and interview with Auditees 25/01/23</p>	Demolition works have been completed prior to this audit period.	Not Triggered
Construction Hours				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of February 2023</p> <p>Letter to DPE dated 24/01/2023 from SINSW notification of non-compliance against conditions C4 and C5 – extension of concrete pouring works.</p>	A self-reported non-compliance dated 24 January 2023 against Conditions C4 and C5. The non-compliance relates to Construction works being carried out beyond the approved hours (6pm), and where noise would exceed 5dB above background noise. On 21/12/2022, the Contractor had an issue with concrete supply resulting in a significant delay to a concrete pour. With several major roadworks and closures in the North Sydney area, the source of concrete supply was consequently moved from	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Artarmon to Greenacre. It was advised that the pour would need to go ahead in order to avoid damaging property in accordance with SSD condition C6 (b). To mitigate the potential impacts, the Contractor considered completing works the following working day, however, the impact of stopping the pour would result in the demolition of the existing slab, causing environmental harm and damage to property. This is now considered closed and no further action to be done.</p>	
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of February 2023</p> <p>Letter to DPE dated 24/01/2023 from SINSW notification of non-compliance against conditions C4 and C5 – extension of concrete pouring works.</p> <p>Door knocking was conducted on 21/12/2022 as soon as the extension of concrete pouring was envisaged.</p>	<p>As above.</p> <p>The concrete pouring was completed at 8:30pm which is 1 ½ hours beyond the approved working hours.</p> <p>This is now considered closed and no further action to be done.</p>	Non-Compliant
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Letter 25/07/22 SINSW-DPE re: crane set up notice.</p> <p>Complaints register as of February 2023</p> <p>Upgrade to North Sydney Public School - SSD-11869481-PA-14- Notification to DPE under Condition C6(d) of works to occur out of hours to enable crane set up.</p> <p>Upgrade to North Sydney Public School – SSD-11869481-PA-16- Notification under A27 and A28 relating to notification period to DPE for crane installation. SSDA requires 7 days’ notice, however only 5 days was given.</p> <p>Letter to DPE dated 24/01/2023 from SINSW notification of non-compliance against conditions C4 and C5 – extension of concrete pouring works.</p> <p>Letter from Department dated 21/02/2023 Ref: SSD-11869481-PA-22 – approval to undertake the proposed OOHW for concrete pouring between 6:30am to 7:00pm on 22 February 2023 under condition C6(e) of SSD-11869481</p> <p>DOC23/414870 - North Sydney Primary School (SSD-11869481): Out of Work Hours Application in accordance with Condition C6 (e) 28 February 2023</p> <p>DOC23/491486 – Notification to DPE North Sydney Primary School (SSD-11869481): Construction Hours in accordance with Condition C6(d) – 01 April 2023 – Crane Removal from Site dated 17 March 2023</p>	<p>A self-reported non-compliance was sent to the Department on 13 September 2022 by SINSW with regards to conditions C6 (d) with the reason that the project team issued notification of out of hours works to DPE on 26 July 22, which was not seven days prior to OOHW occurring on 30 July 22. This is now considered closed and no further action to be done.</p> <p>The Planning Secretary, approved the request to undertake the proposed OOHW for concrete pouring between 6:30am to 7:00pm on 22 February 2023 under condition C6(e) of SSD-11869481 as per the letter from Department dated 21/02/2023 Ref: SSD-11869481-PA-22</p> <p>In order to allow for a critical materials delivery by an oversize semi-trailer to site, an application to vary the approved working hours is being sought for Monday 6 March 2023 as per the application submitted to the Department on 28 February 2023.</p> <p>A notification and request for Department approval for the removal of the crane during outside working hours on 1 and 2 April 2023 was sent on 17 March 2023 in accordance with C6(d). In accordance with Condition C6 (d) the following documentation were submitted to the Planning Secretary for information:</p> <ul style="list-style-type: none"> • Aerial photograph showcasing letter box drop to affected residents. • Copy of the Communications Notice to be circulated with community. 	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection and interview with Auditees 25/01/23 NSPS Works Notification dated 22 July 2022. Tower Crane installation notification dated 30 July 2022 Door knocking was conducted on 21/12/2022 as soon as the extension of concrete pouring was envisaged.	Notification of construction activities as referenced in condition C6 were given to affected residents before undertaking the activities or as soon as the works commenced.	Compliant
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Site inspection and interview with Auditees 25/01/23	No rock breaking occurred during this audit period.	Not Triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site inspection and interview with Auditees 25/01/23 Hammertech online HSE module Hammertech incident management module Hammertech plant management module (online) HCMDCN21V00306409 plant inspection records. Letter 25/07/22 SINSW-DPE re: crane set up notice. NSPS Works Notification dated 22 July 2022. Tower Crane installation notification dated 30 July 2022 Tree Protection Zones Report Tree 16 & Tree 41 – encroaching in root zone email from Louise Bennet Consulting Arborist ArborSkills Arboricultural Consultancy email 3/08/2022 Emergency Evacuation Rehearsal Register dated 29 June 2022 attendance register. Tip dockets for Asbestos – BM Recycling – License to accept. See Appendix E for photos taken during this audit.	The overall outcome of the Audit indicated that compliance with the CEMP and subplans was proactively tracked by TCG. <ul style="list-style-type: none"> • The compliance records were well organised and available at the time of the site inspection and interview with TCG personnel; • Relevant environmental and compliance monitoring records were being collected and reported as required; • Regular HSE inspections were conducted; and • The following mitigation measures were implemented: <ul style="list-style-type: none"> ◦ Site notice was installed at the site entry; ◦ Hoarding and boundary screening were installed around the perimeter; ◦ Tree protection zone fencing, and signage were in place; ◦ Erosion and sedimentation controls i.e., silt fence, pump set-up into the detention basin, and coir logs were installed at the low point areas and where required; ◦ Chemical storage area and spill kits were available onsite at point of use; 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> ◦ Plant and equipment maintenance register was available and up to date; ◦ No construction heavy vehicles parked along the Bay Road; ◦ No dust and no mud tracking; and ◦ No signs of damage on heritage fence. <p>See Appendix E for photos taken during this audit.</p>	
Construction Traffic				
C10	All construction vehicles are to be contained within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of January 2023</p> <p>Refer to site photos</p>	<p>During the site inspection conducted on January 25, 2023, it was observed that no construction vehicles were parked outside the site or along the road.</p> <p>No complaints regarding this requirement were received.</p>	Compliant
Hoarding Requirements				
C11	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of January 2023</p> <p>Refer to site photos</p>	<p>During the site inspection conducted on January 25, 2023, it was observed that hoarding had been installed around the perimeter and no graffiti was present.</p> <p>No complaints regarding this requirement were received.</p>	Compliant
No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register January 2023</p>	<p>Per site inspection conducted on 09/08/2022, it was observed that no obstruction of any materials, vehicles, refuse, skips or the like on the public way.</p> <p>No complaints regarding this requirement were received.</p>	Compliant
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of January 2023</p> <p>Letter to Department 25/07/22 (crane set up notice)</p> <p>NSPS Works Notification dated 22 July 2022.</p> <p>Tower Crane installation notification dated 30 July 2022</p>	<p>No complaints reported related to construction noise per verification with the project team during site inspection 25/01/23.</p> <p>However, three complaints were received on April 29, 2022, regarding the use of a generator overnight during a temporary power outage. This issue has been considered closed.</p> <p>Hoarding and boundary screening were installed around the perimeter.</p> <p>Refer to above noise complaint- 21/12/2022 TCG knocked on residents prior to the extension. Everyone</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			was ok except for the one who sent an email to complain.	
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Site inspection and interview with Auditee 25/01/23 Complaint Register February 2023 Complaint received on 17 February 2023 regarding noise due to delivery trucks arriving outside working hours	IA2-03 non-Compliant: On 17 February 2023, a noise complaint was received. SINSW investigated the actions of our contractor and confirm that due to a concrete pour that day delivery trucks arrived onsite prior to the approved start time of 7 am. A non-compliance certificate was issued to the contractor. SINSW will continue to monitor the situation to assist to prevent similar occurrences. Therefore, this is non-compliant against this condition. This was not yet reported to Department as non-compliance. Recommendation: It is recommended to raise the non-compliance report and notification to be submitted to the Department against this condition.	Non-Compliant
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection and interview with Auditees 25/01/23	The used of quackers onsite was observed during site inspection.	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC 2006) (as may be updated or replaced from time to time).	Site inspection and interview with Auditees 25/01/23 Complaints register as of January 2023	No vibration generating works occurred within this audit period.	Not triggered
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection and interview with Auditees 25/01/23 Complaints register as of January 2023	No vibration generating works occurred within this audit period.	Not Triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd. Site inspection and interview with Auditees 25/01/23 Complaints register as of January 2023	Section 6.1 of the CNVMSP sets out the processes to follow in the event vibration criteria cannot be achieved. No vibration generating works occurred within the audit period.	Compliant
Tree Removal				
C19	The following trees as identified in the Arboricultural Impact Assessment for North Sydney Public School prepared by <i>Arboreport</i> dated 25 August 2021 are approved for removal: tree No.'s 17, 36, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 64, 65 and 66.	Site inspection and interview with Auditees 25/01/23 All the Arboricultural Impact Assessment for North Sydney Public School prepared by <i>Arboreport</i> dated 25 August 2021 approved for removal: tree No.'s 17, 36, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 64, 65 and 66 were removed.	The trees outside the work zone were protected.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Arbor Skills Revised Tree Data version 2 11/05/2022 outside the work zone were protected.		
Tree Protection				
C20	<p>For the duration of the demolition and construction works:</p> <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) All street trees immediately adjacent to the property boundaries must be protected at all times during demolition and construction in accordance with the Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment for North Sydney Public School prepared by <i>Arboreport</i> dated 25 August 2021; and (d) If access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	<p>Site inspection and interview with Auditees 25/01/23 Tree Protection Zones Report</p> <p>Tree 16 & Tree 41 – encroaching in root zone email from Louise Bennet Consulting Arborist</p> <p>ArborSkills Arboricultural Consultancy email 3/08/2022</p> <p>See photos for tree protection zone implementation.</p>	<p>No street trees have been trimmed or removed. Trees were protected during the inspection. The Arborist has provided supervision for works within Tree Protection Zones.</p>	Compliant
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of February 2023</p>	<p>No dust generation observed during site inspection.</p> <p>One complaint was received relating to dust however, the cause of dust could not be confirmed by the project team.</p> <p>As a gesture of goodwill, an offer was made to clean the neighbour's external windows and balcony at the end of the project. This issue is considered closed.</p> <p>Water cart/spray is being used on site. Rumble grid was also installed to avoid mud tracking.</p>	Compliant
C22	<p>During demolition and construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Complaints register as of February 2023</p>	<p>During the site inspection, the following were observed:</p> <ul style="list-style-type: none"> a) activities were carried out in a manner that minimises dust including emission of windblown, or traffic generated dust. There was no dust generating works during the inspection conducted this audit. b) No trucks entering or leaving the site with loads during the inspection conducted this audit. c) There was no track dirt onto the public road network. 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>d) Public road around the site were kept clean and tidy.</p> <p>e) Minimal ground exposure was noted during inspection this audit.</p>	
Imported Fill				
C23	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	Site inspection and interview with Auditees 25/01/23	No imported fill required to date.	Not Triggered
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Soil and Water Management Plan and Erosion and sedimentation control plan updated 8/09/2022.</p>	A sump with pump was created to collect the site stormwater and pumped into the detention basin as temporary measures. The detention basin will be emptied and cleaned prior to handover before operations. This process was approved by the Certifier as per the Soil and Water Management Plan and Erosion and sedimentation control plan.	Compliant
Emergency Management				
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Emergency Control Management Plan</p> <p>Emergency Evacuation Rehearsal Register dated 29 June 2022 attendance register</p>	The Applicant prepared and implemented awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction. An evacuation drill was completed on 29/06/22 and another drill was due to be completed during school operation in February 2023.	Compliant
Stormwater Management System				
C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the RtS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Stormwater management plan prepared by TTW NSPS-TTW-OZ-ZZ-DR-C2000 Rev P12 date 27 July 2022 submitted to Certifier as part of CC2.</p> <p>CC2 - BCA dated 29/04/2022 issued by Philip Shun Building</p>	<p>Within three months of the commencement of construction, the Applicant designed an operational stormwater management system for the development and submitted it to the satisfaction of the Certifier. The system was:</p> <p>(a) designed by a suitably qualified and experienced person(s);</p> <p>(b) generally, in accordance with the conceptual design in the RtS;</p> <p>(c) in accordance with applicable Australian Standards; and</p> <p>(d) ensured that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing</i></p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	
C27	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. 	Site inspection and interview with Auditees 25/01/23	The auditees have not identified any unexpected finds.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C28	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary. 	Site inspection and interview with Auditees 25/01/23	The auditees have not identified any unexpected finds.	Not Triggered
Waste Storage and Processing				
C29	All waste generated during demolition and construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Waste Register was provided by Bingo and updated to December 2022.</p> <p>CEMP E-PLAN-03 (October 2021) Approved by Andrew Andreou prepared by TCG.</p>	All waste generated during demolition and construction must be secured and maintained within designated waste storage areas at all times and did not leave the site onto neighbouring public or private properties.	Compliant
C30	All waste generated during demolition and construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Tip dockets for Asbestos – BM Recycling – License to accept.</p> <p>Douglas Partners Supplementary Contamination Investigation March 2022</p> <p>Douglas Partner Remediation Action Plan dated 6 May 2022 included the waste classification on GSW materials.</p>	All waste generated during demolition and construction were assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Analysis of asbestos cement sheet material dated 20 May 2022 by P. Clifton and Associates</p> <p>Asbestos Contaminated Soil Removal Clearance Certificate by P Clifton & Associates dated 15 July 2022 for inspection conducted on 15 July 2022.</p> <p>General Solid Wastes Disposal Dockets sighted.</p> <p>Bingo Waste Register for December Recycled waste 95.38% for January 2022 to December 2022,</p> <p>General Solid Waste volume 51 tonne went to Sydney Recycling Park dockets dated 23/01/2023</p>		
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Site photos taken during inspection on 25 January 2023.</p>	<p>The concrete waste and rinse water were not disposed of on the site and are prevented from entering any natural or artificial watercourse.</p> <p>During the site inspection concrete pouring was witnessed and proper mitigation measures were installed. No washing was done onsite.</p> 	Compliant
C32	The Applicant must record the quantities of each waste type generated during demolition and construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Waste Register from Bingo was presented up to January 2022 to December 2022 with 95% recycled</p>	Records of quantities of each waste type generated during demolition and construction and the proposed reuse, recycling and disposal locations for the duration of construction were recorded in the Waste Register.	Compliant
C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>License to Perform Class an Asbestos License Number: 2319770 expires 01/10/2022.</p> <p>Removal of asbestos was conducted by PF Civil Pty Ltd License 212210</p> <p>NSW SafeWork Notice of intent to remove friable asbestos. Date 10/05/2022, Notification Number 940R-00344507-01-Accepted.</p> <p>Clearance certified Phil Clinton Number LAA000119</p>	The removal of hazardous materials (asbestos), particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility was in accordance with the requirements of the relevant legislation, codes, standards and guidelines	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Douglas Partners Supplementary Contamination Investigation March 2022</p> <p>Douglas Partner Remediation Action Plan dated 6 May 2022 included the waste classification on GSW materials.</p> <p>Analysis of asbestos cement sheet material dated 20 May 2022 by P. Clifton and Associates</p> <p>Asbestos Contaminated Soil Removal Clearance Certificate by P Clifton & Associates dated 15 July 2022 for inspection conducted on 15 July 2022.</p> <p>Complaints register as of February 2023</p>		
Outdoor Lighting				
C34	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection and interview with Auditees 25/01/23	No external lighting installed yet.	Not Triggered
Independent Environmental Audit				
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Letter 21/07/22 DPE-SINSW approval of Independent Auditor</p>	WolfPeak were approved as the auditors prior to commencing of the first audit.	Compliant
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Independent Audit Report for North Sydney Public School 23/09/22 prepared by WolfPeak</p>	Independent Audits of the development were conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Compliant
C37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Site inspection and interview with Auditees 25/01/23	The Planning Secretary did not require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above.	Not Triggered
C38	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C36 of this consent, or condition C37 where notice is given;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Letter 27/09/22 SINSW-DPE re: Submission of Independent Audit Report with response to non-compliance and observation</p> <p>Independent Audit Report 23/09/22 prepared by WolfPeak</p> <p>Attachment A – Response to Independent Audit</p> <p>Post Approval Form 28/09/22 submission of Independent Audit report with response to non-compliance and observation</p>	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant did:</p> <p>a) review and respond to each Independent Audit Report prepared under condition C36 of this consent, or condition C37 where notice is given;</p> <p>b) submit the response to the Planning Secretary on 28/09/22; and</p> <p>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	Compliant
C39	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	<p>Site inspection and interview with Auditees 25/01/23</p> <p>Letter 27/09/22 SINSW-DPE re: Submission of Independent Audit Report with response to non-compliance and observation</p> <p>Independent Audit Report 23/09/22 prepared by WolfPeak</p> <p>Attachment A – Response to Independent Audit</p>	Independent Audit Reports and the applicant/proponent's response to audit findings was submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Post Approval Form 28/09/22 submission of Independent Audit report with response to non-compliance and observation		
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection and interview with Auditee 25/01/23	The Project is still in construction phase.	Not triggered
Operational Readiness Work				
C41	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site. 	Site inspection and interview with Auditees 25/01/23	The project is in construction phase. This applicable upon completion of construction and prior to operations of Building I & J.	Not Triggered
C42	Operational readiness work must only be undertaken in accordance with the details submitted under condition C41 and the following requirements: <ul style="list-style-type: none"> (a) no more than 30 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff. 	Site inspection and interview with Auditees 25/01/23	The project is in construction phase. This applicable upon completion of construction and prior to operations of Building I & J.	Not Triggered
Heritage Fence and Gutter – Temporary Removal and Storage				
C43	The temporary removal and storage of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (approved under SSD 11869481 MOD 1) must be undertaken in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24. (MOD-1)	Site inspection and interview with Auditees 25/01/23 Email 24/01/23 DPE-TCG re: Reply relating to Non-compliance notification relating to heritage fence. Letter 27/09/22 SINSW-DPE re: Non-compliance notification relating to heritage fence. Post Approval Form submission of non-compliance notification relating heritage fence. Letter 05/09/22 RJC Group-TCG re: Removal of Palisade fence and associated Plinth Stones (heritage fence)	A non-compliance against C43 was raised during IA1. SINSW notified the Department when they were made aware within 7 days from the final report of IA1. The Department requested further information on 24/01/2023 with regards to this non-compliance. To date, there is an on-going communication with the Department and TCG with regards to heritage fence. Letter from RJC Group dated 05/09/22, RJC Confirms that they have been successful in removing the approx. 6.6m of existing Palisade fence and associated Plinth Stones to allow truck movements during construction works by Taylors. All stones and fencing units are being stored undercover in RJC Milperra Factory	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Amended Architectural Plans Rev N (Updated Section 4.55 Modification Issue) 21/03/22 prepared by Fulton Trottes</p> <p>Previous evidence:</p> <p>NSPS Heritage Impact Statement dated 11/04/2022 prepared by Curio Projects</p> <p>Temporary Heritage Fence Removal prepared by TCG with the engagement of RJC Group with Aus Dilaps, Specialist Building Inspections undertook a detailed dilapidation report of the metal work, curb and wall component (dated 18/03/2022).</p> <p>As per the recommendation noted in Curio Section 7.2, a heritage specialist is nominated to oversee the works to minimise impacts to the heritage values of the original fence, especially during the removal and reinstatement stages.</p>	<p>located at Unit 9, 13 Works Place, Milperra NSW 2114. All stones and fence Panels were successfully removed intact with the exception of one of the centre Plinth stones which will not be used in the Permanent SSD works to leave a 3.5m clear opening and entry as per the Drawing detail and intent in Pages 40 & 41 of the Curio HIS. RJC is awaiting confirmation on a return to site date to complete the permanent works as detailed and confirms all works to date have been done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.</p> <p>To date, the Department and TCG has an on-going communication relating to heritage fence. The Auditee made the necessary report and submission to the Department.</p> <p>As per the amended architectural plan under Mod-1, reinstating the heritage fence is no longer applicable because the design now incorporates a new school gate entrance. Current design has now allowed for a new entrance on Bay Road. To build the new permanent gate a section of existing fence and gutter/curb will be removed and replaced. This gate is designed to be 3.5m wide.</p> <p>The auditor considered this non-compliant as open until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.</p>	
PART D: PRIOR TO COMMENCEMENT OF OPERATION _ Not Triggered during this audit				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Upgrade to North Sydney Public School – SSD-11869481-PA-13 - Non-compliance notification in accordance with Condition A27 and 28. Related to the Operational Handover of Building G at North Sydney Public School. Intrinsicly linked to the Staging Report submitted under SSD-11869481-PA-12	Self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. This was not captured in the previous audit as the audit only covered the Stage 2 works conducted by of TCG. This non-compliance was recently forwarded to the auditor by the project manager. However, no other action to be noted. This non-compliant is considered closed.	Non-Compliant
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
Warm Water Systems and Cooling Systems				
D5	The installation of warm water systems and water-cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water-cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
Outdoor Lighting				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 			Not Triggered
Mechanical Ventilation				
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 			Not Triggered
Operational Noise – Design of Mechanical Plant and Equipment				
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B22 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Assessment dated 13 August 2021 and prepared by Marshall Day Acoustics.			Not Triggered
Fire Safety Certification				
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not Triggered
Structural Inspection Certificate				
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 			
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D11	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested. 			
Repair of Public Infrastructure				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>			Not Triggered
Road Damage				
D13	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>			Not Triggered
Post-Construction Survey – Adjoining Properties				
D14	<p>Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (a) document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested. 			
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D16	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 63 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant road's authority.</i></p>			Not Triggered
School Zones				
D17	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Bay Road and McHatton Street must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>			Not Triggered
D18	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			
School Transport Plan				
D19	<p>Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (i) objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. <p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and <p>(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(e) a monitoring and review program.</p>			
Utilities and Services				
D20	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .			Not Triggered
Stormwater Operation and Maintenance Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D21	<p>Prior to the commencement of operation, and Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 			Not Triggered
Signage				
D22	Prior to the commencement of operation, way-finding signage must be installed.			Not Triggered
D23	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not Triggered
D24	<p>Prior to the commencement of operation, any proposed identification signage for the school must:</p> <ul style="list-style-type: none"> (a) be wholly located within the property; (b) not use materials that produce unreasonable glare; and (c) not operate after 7pm if the proposed signage is illuminated and adjoining residential dwellings. 			Not Triggered
Operational Waste Management Plan				
D25	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in EIS and RtS. 			Not Triggered
Landscaping				
D26	Prior to the commencement of operation landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).			Not Triggered
D27	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.			
Heritage Fence and Gutter – Reconstruction				
D28	Prior to commencement of operation, evidence must be submitted to the Certifier demonstrating that the portion of the temporarily removed heritage fence and gutter (approved under SSD 11869481 MOD 1) has been reinstated in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24. (MOD-1)			
PART E: POST OCCUPATION				
Out of Hours Event Management Plan				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); (e) details of the use of the school hall where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			Not Triggered
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.			Not Triggered
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); (e) details of the use of the school hall where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.			Not Triggered
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
Warm Water Systems and Colling Systems				
E6	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the certifier must be implemented for a minimum of 12 months following the completion of construction.			Not Triggered
Operational Noise Limits				
E8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Assessment dated 13 August 2021 and prepared by Marshall Day Acoustics.			Not Triggered
E9	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified dated 13 August 2021 and prepared by Marshall Day Acoustics. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not Triggered
Unobstructed Driveways and Parking Areas				
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not Triggered
School Transport Plan				
E11	The School Transport Plan required by condition D19 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not Triggered
Ecologically Sustainable Development				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E12	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered
Outdoor Lighting				
E13	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not Triggered
Landscaping				
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D26 for the duration of occupation of the development.			Not Triggered
Signage				
E15	Any signage approved by under the consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of occupation of the development.			Not Triggered
E16	The illumination of signage and LED screen must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.			Not Triggered
E17	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> .			Not Triggered
E18	The LED sign must not: <ul style="list-style-type: none"> (a) dazzle or distract drivers due to colouring of the digital content; (b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; (e) display advertising material unrelated to the school; (f) be used for any live television, satellite, internet or similar broadcast; (g) emit sound; and (h) must have a default setting that will display an entirely black display area when no content is being displayed or if a malfunction occurs. 			Not Triggered
APPENDIX 1: ADVISORY NOTES				
General				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
AN1	All licenses, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licenses, permits, approvals and consents.	All licenses, permits, approvals and consents as required by law were obtained and maintained as required for the development. Refer to above conditions A to C where it is appropriate.	The evidence provided satisfies the condition.	Compliant
Long Service Levy				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service Levy Receipt No- L000044335 dated 16 March 2022 \$96184.00 NSW Long Service Corporation	The evidence provided satisfies the condition.	Compliant
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees 25/01/23	There have been no formal notices issued to the Department.	Not triggered
Access for People with Disabilities				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	DDA Report dated 15 July 2022 Construction Review Access AN021-217891 TCG_SINSW_NSPS_IFC_Access 220712	The evidence provided satisfies the condition.	Compliant
Utilities and Services				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Pressure Booting Application (Application No.:1449005) dated 27/07/22, status: approved. Drinking Water Connection Application (Application No.:14498896) dated 27/07/22, status: approved. Email dated 28/07/2022 from Shamrock Electrical re: no application required for Ausgrid only require issuance of Certificate of Compliance from the service provider upon completion of the project	The evidence provided satisfies the condition.	Compliant
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Site inspection 25/01/23	Not yet constructed	Not Triggered
Road Design and Traffic Facilities				
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Site inspection 25/01/23	Not yet constructed	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Road Occupancy Licence				
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Site inspection 25/01/23	No relevant works that will impact on traffic flows during construction activities.	Not triggered
SafeWork Requirements				
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<p>Site inspection 25/01/23</p> <p>License to Perform Class an Asbestos License Number: 2319770 expires 01/10/2023.</p> <p>Removal of asbestos was conducted by PF Civil Pty Ltd License 212210</p> <p>NSW SafeWork Notice of intent to remove friable asbestos. Date 10/05/2022, Notification Number 940R-00344507-01- Accepted.</p> <p>Clearance certified Phil Clinton Number LAA000119</p>	The work site is secure. Works appear to have complied with SafeWork requirements.	Compliant
Hoarding Requirements				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection 25/01/23	There is no hoarding on Council land	Not Triggered
Handling of Asbestos				
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	<p>License to Perform Class an Asbestos License Number: 2319770 expires 01/10/2023.</p> <p>Removal of asbestos was conducted by PF Civil Pty Ltd License 212210</p> <p>NSW SafeWork Notice of intent to remove friable asbestos. Date 10/05/2022, Notification Number 940R-00344507-01- Accepted.</p> <p>Clearance certified Phil Clinton Number LAA000119</p>	<p>Asbestos removal was notified to SafeWork prior.</p> <p>Part 7 of the POEO Waste Regulation imposes requirements on transporters and receiving facilities. These parties are not controlled by the project.</p>	Compliant
Speed limit authorisation				
AN12	<p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <p>(i) a copy of the conditions of consent;</p> <p>(j) the proposed school commencement/opening date;</p>	Site inspection 25/01/23	Operations have not commenced.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(k) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. 			
Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Site inspection 25/01/23	The project is in construction.	Not Triggered
APPENDIX 2: WRITTEN NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects' portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	Site inspection and interview with Auditees 25/01/23 Incident register current as of 25/01/2023 Letter 25/05/22 SINSW-DPE re: Incident Notification, Reporting and Response in accordance with Condition A25 – Incident occurred on 23/05/22 involving sediment on the street along Bay Rd, North Sydney on following heavy rains. Incident Summary Ref No.: INC-963 generated on 01/06/22 by Hammertech. INC1138- 5/09/2022 – Council officer attended site to advise they had received complaint of sediment laden stormwater being pumped into the stormwater system. EPA and DPE joint site inspection on 8 September 2022. A letter dated 12/09/23 advising the Department of inspection conducted by EPA and DPE and the complaint reported to EPA on 6/09/2022 with regards to the sediment controls but not considered as incident. Sediment Control Plan dated 08/09/22 revision 8. Notification to DPE 12/09/22 SINSW-DPE re: Incident Notification relating to the Complaint received that	A written incident notification addressing the requirements set out below were emailed to the Planning Secretary through the major projects' portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	Compliant
2	Written notification of an incident must: <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and 		Written notification of an incident: <ul style="list-style-type: none"> (a) identified the development and application number; (b) provided details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identified how the incident was detected; (d) identified when the applicant became aware of the incident; 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(h) identify a project contact for further communication regarding the incident.	sediment laden water was pumped from construction works and entering stormwater. Letter 24/10/22 EPA-TCG re: Advisory Letter- Pollution of Water	(e) identified any actual or potential non-compliance with conditions of consent; (f) described what immediate steps were taken in relation to the incident; (g) identified further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.		Detailed reports were provided upon notification.	Compliant
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.		The Incident Report included: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	Compliant

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Department of Planning and Environment

Mr Grant Anderson
SUITE 9 259
GEORGE STREET
SYDNEY New South Wales 2000

21/07/2022

Dear Mr Grant Anderson

Upgrade to North Sydney Public School - Independent Auditor Nomination (SSD-11869481)
Independent Auditor Nomination

I refer to your request (SSD-11869481-PA-11) for the Secretary's approval of suitably qualified persons to prepare the Independent Auditor Nomination for the Upgrade to North Sydney Public School - Independent Auditor Nomination (SSD-11869481).

The Department of Planning and Environment (the **Department**) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of expert name to prepare the Independent Auditor Nomination.

In accordance with Condition C35 of SSD-11869481 (the **Consent**) and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team:

- Ms Annabelle Tungol (Lead Auditor); and
- Mr Derek Low (Alternate Auditor).

Please ensure this correspondence is appended to the Independent Audit Report.

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

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Damien Smith on 02 9995 6289 or compliance@planning.nsw.gov.au

Department of Planning and Environment



Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Sherry'.

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: Joyce Acierda <jacierda@wolfpeak.com.au>
Sent: Tuesday, 22 November 2022 10:36 AM
To: compliance@planning.nsw.gov.au
Cc: Annabelle Tungol <atungol@wolfpeak.com.au>
Subject: North Sydney Public School (SSD-11869481) – Independent Audit No. 2

To whom it may concern,

We are currently preparing to undertake the second operations phase independent audit for the North Sydney Public School – SSD 11869481 (the Project). The audit is required to be conducted in accordance with SSD 11869481 Schedule 2 Condition C35 and the Department's 2020 Independent Audits Post Approval Requirements (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/upgrade-north-sydney-public-school-modification-1>

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

The on-site component of the audit is currently scheduled to occur on 14 December 2022 (with preparation of the audit report occurring thereafter) and pertains to operational phase post-approval requirements and compliance.

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

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

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

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

Any questions please let us know. We look forward to hearing from you.

Sending this on behalf of the approved auditor Annabelle Tungol.

Joyce Acierda
Analyst



Proud sponsor of:



E: jacierda@wolfpeak.com.au

M: 0421 613 484

P: 1800 979 716

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

www.wolfpeak.com.au

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From: [Annabelle Tungol](#)
Sent: Monday, 16 January 2023 11:09 AM
To: compliance@planning.nsw.gov.au; [Elizabeth Williamson](#)
Subject: Fwd: FW: North Sydney Public School (SSD-11869481) – Independent Audit No. 2

Hi Elizabeth,

We would like to follow up your feedback on the below email regarding the consultation sent to the Department on 22 November 2022 for North Sydney Public School Independent Audit No.2 to be conducted on 25 January 2023.

I am not sure if you haven't received our email from Wolfpeak so I am sending this through my personal gmail.

Thank you.

Regards,
Annabelle Tungol
Practice Lead – Risk, Audit & Compliance



Proud sponsor of:



E: atungol@wolfpeak.com.au
M: 0430 592 174
P: 1800 979 716
A: Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000
www.wolfpeak.com.au

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To: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Cc: Joyce Acierda <jacierda@wolfpeak.com.au>; Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Subject: RE: North Sydney Public School - SSD-

Hi Damien,
We sent consultations in November 2022 and January 2023 for the North Sydney Public School IA2, however, we did not receive any response.

We had conducted the site inspection on 25 January 2023 and I am finalising the audit report now. Do you have any other concerns with regards to the site environmental performance or any focus area you want me to revisit other than the heritage issues and erosion & sedimentation controls which were a big focus on this audit. Thanks

Regards,
Annabelle Tungol
Practice Lead – Risk, Audit & Compliance



E: atungol@wolfpeak.com.au
M: 0430 592 174

Annabelle Tungol

From: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Sent: Wednesday, 15 March 2023 10:58 AM
To: Annabelle Tungol
Cc: Joyce Acierda; Elizabeth Williamson
Subject: RE: North Sydney Public School - SSD-

Hi Annabelle,

Apologies for the delay.

Can you also do a include a review of the hours of operation and any out of hours works that were conducted?

Happy to discuss if you have any questions.

Best Regards

Damien Smith
Senior Compliance Officer – Government Projects

Planning & Assessment | Department of Planning and Environment
T 02 9995 6289 | M 0403 291 191 | E damien.smith@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please direct all email correspondence to compliance@planning.nsw.gov.au

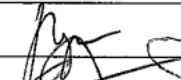
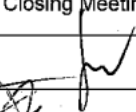



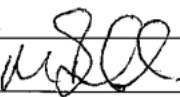
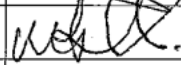
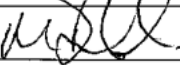


Planning,
Industry &
Environment

APPENDIX D – ATTENDANCE SHEET





INDEPENDENT AUDIT MEETING ATTENDANCE RECORD




PROJECT (NAME AND APPROVAL NUMBER)		North Sydney Public School Independent Audit No. 2 (IA2) SSD 11869481		
LOCATION:		North Sydney Public School, 182 Pacific Highway, North Sydney		
DATE/TIME (Opening Meeting):		25 JAN 2023	DATE/TIME (Closing Meeting):	
Lead Auditor:		Annabelle Tungol	Audit Scope:	
				CONSTRUCTION PHASE
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
JOYCE ACIERUA	ANALYST	WOLFPEAK		
Mark Reynolds	Project Manager	Taylor		
ANNABELLE TUNGOL	LEAD AUDITOR	WOLFPEAK		
Marcus Borchert	Senior Site Manager	Taylor		
TARINI PATHAK	PROJ. MANAGER - CI REP	MURIEL P TOWNSEND	via on-line	




APPENDIX E – SITE INSPECTION PHOTOGRAPHS




Observations from the site inspection are provided in table 8. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.




Table 8: Site inspection photographs




No.	Comment	Photograph
1	Site Notice along Bay Road	
2	Site Notice facing the school	




No.	Comment	Photograph
3	Pedestrian access to the site office	
4	Quality control test area	
5	Chemical container area	




No.	Comment	Photograph
6	Hoarding installed along the existing school perimeter	
7	Materials temporary stored during school holidays to be removed prior to commencing school operation.	
8	Completed level 2 for Building I	

No.	Comment	Photograph
9	Tree protection installed	
10	Pedestrian access and hoarding around the site perimeter with silt fence installed. Note the hoarding is higher than the site ground level. Stormwater is captured within the site.	
11	On-going formwork stripping works	




No.	Comment	Photograph
12	Spill kits were available at point of use	
13	Concrete pouring	
14	Concrete pouring set-up with plastic line installed and coir logs along the kerb	

No.	Comment	Photograph
15	Mini foot bridge installed along Bay Road while concrete pouring was undertaken.	
16	Heritage fence	
17	Temporary sump the collects the stormwater run-off from the site and is being pumped to detention tank which temporary being used as containment. The detention basin will be pumped and clean prior to building operation.	

No.	Comment	Photograph
18	<p>Hump was installed to prevent site surface water going offsite and redirect to the sump.</p>	
19	<p>Traffic controls installed during the concrete pouring.</p> <p>No signs of damages on heritage fence,</p> <p>Coir logs were also installed along the footpath and where seepage of stormwater from the fence comes out.</p>	
20	<p>No mud tracking on the road</p>	

No.	Comment	Photograph
21	Pedestrian access to site office	
22	Detention tank – used as temporary containment of run-off water within the site.	
23	Prestart board with weather condition	

No.	Comment	Photograph
24	Prestart checklist	
25	Hammer tech equipment registration	

No.	Comment	Photograph
26	Tree protection	
27	Heritage fence removed for temporary access.	
28	Temporary site access at Bay Road where heritage fence was removed	

APPENDIX F – DECLARATIONS


Project Name:	North Sydney Public School Upgrade
Consent Number:	SSD 11869481
Description of Project:	<p>School Infrastructure NSW has engaged Taylor Construction Group to deliver upgrades to North Sydney Public School with Turner and Townsend acting as the Project Manager. We understand the work comprise of:</p> <ul style="list-style-type: none"> • Demolition and removal of selected buildings and structures; • Construction of one new three-storey building; • Ground floor internal refurbishment of an existing building; and • Associated works, including earthworks, drainage, new bicycle • Parking, tree removal, landscaping and new signage.
Project Address:	182 Pacific Highway, North Sydney
Proponent:	New South Wales Department of Education
Title of Audit	North Sydney Public School Upgrade IA2
Date:	25 January 2023

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

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

Notes:

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

Name of Proposed Auditor:	Annabelle Tungol
Signature:	
Qualification:	<p>Lead Environmental Auditor (Exemplar Global -Certificate #119536) Quality Auditor (Exemplar Global -Certificate #119536) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998</p>
Company:	WolfPeak Environment and Heritage

APPENDIX G – REQUEST FOR EXTENSION - SUBMISSION OF AUDIT REPORT TO THE DEPARTMENT

Annabelle Tungol

From: Annabelle Tungol
Sent: Monday, 20 March 2023 2:26 PM
To: Damien Smith
Cc: Joyce Acierda; Derek Low; Tarini Pathak; Mark Reynolds
Subject: RE: North Sydney Public School - SSD- 11869481

Hi Damien,

Thank you for answering my call earlier, as per our phone conversation, I would like to request a two-week extension for the submission of the Independent Audit Report No.2 which is due on 25th March 2023 to give the SINSW and contractor to review the report before it goes to the Department. It will be greatly appreciated if the Department extends the date of submission of Independent Report No.2 to 15 April 2023.

I was on leave last week and I wasn't able to finalise the report to include your feedback/comment (as per your email below) which was sent on 15 March 2023. I will be sending the report to the client tomorrow. Thank you.

Sincerely Yours,

Annabelle Tungol
Practice Lead – Risk, Audit & Compliance



E: atungol@wolfpeak.com.au
M: 0430 592 174
P: 1800 979 716
A: Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000

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From: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Sent: Wednesday, 15 March 2023 10:58 AM
To: Annabelle Tungol <atungol@wolfpeak.com.au>
Cc: Joyce Acierda <jacieirda@wolfpeak.com.au>; Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Subject: RE: North Sydney Public School - SSD-

Hi Annabelle,

Apologies for the delay.

Can you also do a include a review of the hours of operation and any out of hours works that were conducted?

Happy to discuss if you have any questions.

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