

INDEPENDENT AUDIT NO. 1 - AUDIT REPORT

NORTH SYDNEY PUBLIC SCHOOL UPGRADE
SSD 11869481

AUGUST 2022

Authorisation

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EXECUTIVE SUMMARY

This Audit Report presents the outcomes of the first independent audit (audit) for the upgrade of North Sydney Public School (the Project) located at 182 Pacific Highway, North Sydney.

The audit was undertaken in accordance with the State Significant Development SSD-11869481 Conditions of Consent (CoC) C35-C40. WolfPeak was engaged as the Independent Auditor, approved by Department of Planning and Environment (Department). This audit reviewed compliance against the CoC in Schedule 2, Part A (administrative), Part B (prior to construction) and Part C (during construction) as per the Department's 2020 document titled *Independent Audit Guideline Post Approval Requirements (IAPAR)*. The actual construction works commenced on 13 July 2022. The initial audit records review was conducted on 27 July 2022 and site inspection was conducted on 9 August 2022.

The overall outcome of this audit indicated that compliance was proactively tracked by Taylor Construction Group (TCG) with the following strengths demonstrated in their compliance management:

- The compliance records were well organized and available at the time of the site inspection and interview with TCG personnel
- Relevant environmental and compliance monitoring i.e., internal audit and regular site inspection records were presented to provide verification of compliance to consent requirements; and
- There were no environmental issues raised during the site inspection, all mitigation measures were in place. Refer to Section 3.7 and 3.8.

Summary of Audit Findings

Detailed findings are presented in Section 3 and Appendix A. The findings during this audit are summarised as follows:

- A total of 164 CoCs and were assessed;
- A total of 66 CoCs were compliant;
- One (1) CoC was non-compliant; and
- A total of 97 CoCs were not triggered.

The non-compliance was raised against Condition of Consent C43, related to the temporary removal of the heritage fence was not witnessed by the Heritage Specialist. Refer to Section 4. Based on this non-compliant, condition A2 will also be non-compliant.

The Auditor acknowledges auditees' exceptional level of organization, collaboration, and assistance during this audit.

1. INTRODUCTION

1.1 Project overview

The development project for the North Sydney Public School is located at 182 Pacific Highway, North Sydney. The site adjoins the North Sydney Central Business District (CBD) and is situated approximately 3km north-east of the Sydney CBD. The site is approximately 650 metres (m) from Waverton Train Station and 900m from North Sydney Train Station (Figure 1). Pedestrian access to the school is available from McHatton Street, Bay Road and the Pacific Highway. Vehicular access to an existing asphalt car park providing 50 car parking spaces is accessed off McHatton Street at the north-west corner of the site (Figure 2). Figure 2 provides an aerial view of the existing condition of the site and its surrounding neighborhood.

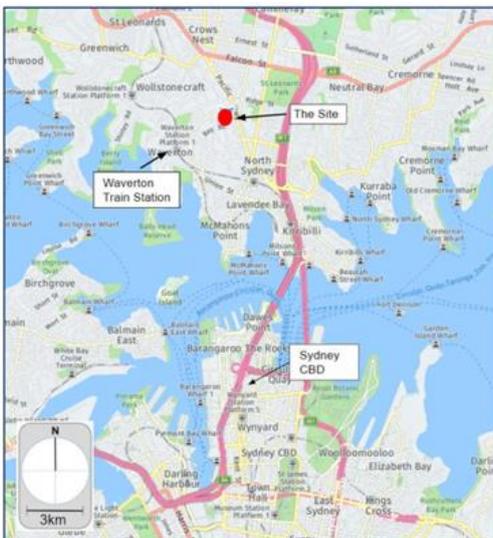


Figure 1 Location Map



Figure 2 Aerial View of the Site

On 21 February 2022, the Director awarded development consent, as delegate for the Minister for Planning, for the upgrade of North Sydney Public School (SSD 11869481). The development consent included the following:

- demolition and removal of selected buildings and structures
- construction of one new three-storey building to provide new learning spaces, hall and library, administration space, out of school hours care facilities, covered outdoor learning area and staff and student amenities
- ground floor internal refurbishment of an existing building providing new learning spaces
- associated works, including earthworks, drainage, new bicycle parking, tree removal and landscaping

Figure 3 depicts the current state of the school's facilities and the buildings that will be demolished to make way for the proposed development, while Figure 4 depicts the proposed site on completion of the project.

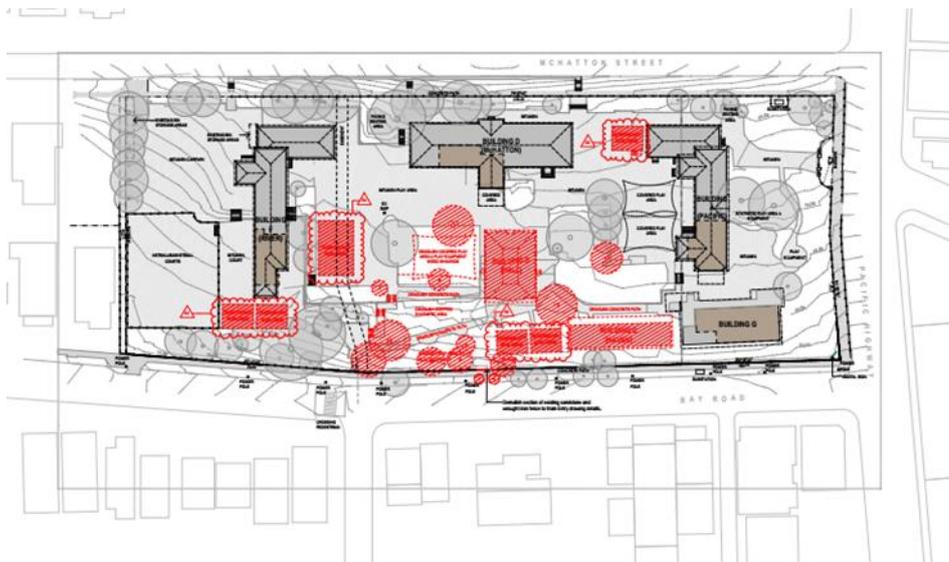


Figure 3. Existing & Demolition Site Plan

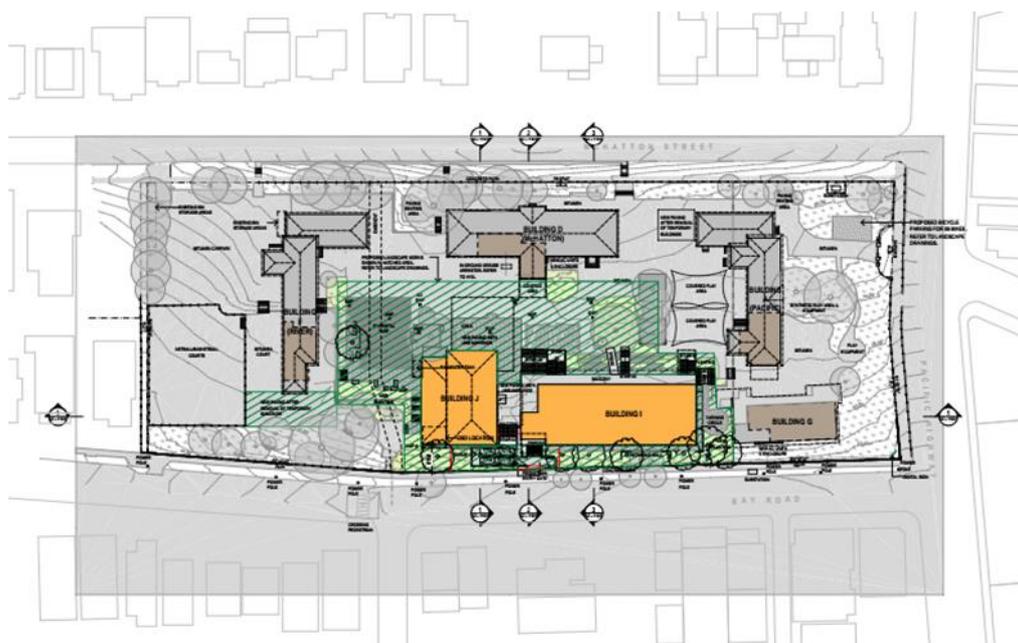


Figure 4. Proposed Site Plan

Modification-1 of the SSD was approved on 9 June 2022, covering minor design changes to door, window and wall size and locations, addition of a cleaner's storeroom, pedestrian access ramp reconfiguration, and temporary removal of a portion of the Bay Road heritage fence and adjacent stone gutter to enable construction vehicle access. The proposed modifications included the following:

- relocation of approved library entry doors to accommodate a new cleaner's storeroom on Level 2 in Building 1
- realignment of approved western walls of plant and toilet rooms on level 3 of Building

- increased size, reconfiguration, and minor changes to construction of fixed and openable windows across all three levels of the southern elevation facing Bay Road
- amend the approved louvre doors on the southern elevation of Building J

The modification also corrected a landscape plan number in the development consent.

Construction commenced on 13 July 2022 and is expected to be completed in March 2023 with eight months duration.

Taylor Construction Group P/L has been appointed as the principal contractor while Turner and Townsend act as the Project Manager. Fulton Trottes Architects is the project designer, and the Principal Certifying Authority (PCA or the Certifier) is Phillip Chun Building Compliance Pty Ltd Group.

WolfPeak was engaged to conduct the Independent Audit (audit) for this project development. This is the first audit under this Project.

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
Contractor (Principal):	Taylor Construction Group P/L
Project Manager:	Turner and Townsend
Project Designer:	Fulton Trottes Architects
Project Phase:	Pre-Construction and Construction
Construction Commencement:	TCG notified Department that commencement of construction was on 4 May 2022, however, the construction works actually commenced on 13 July 2022.
Project Completion Target	March 2023
Project Activity Summary:	Site establishment, installation of hoardings, installation of site shed, temporary removal of the heritage fence, bulk excavation works,

1.3 Approval requirements for Independent Audit

SSD 11869481 Conditions of Consent (CoC) E35 – E40 set out the requirements for undertaking Audits. The CoCs give effect to the Department of Planning Industry and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.4 The audit team

In accordance with CoC E35 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary. The list of independent auditors who performed the auditing works are shown on Table 2.

Table 2: Audit Team

Name	Company	Participation	Certification
Annabelle Tungol	WolfPeak	Lead Auditor	Exemplar Global Certified Environmental Lead Auditor - Certificate No 119536
Derek Low	WolfPeak	Reviewer	Exemplar Global Certified Lead Environmental Auditor - Certificate No 114283

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 audit was to undertake the first independent environmental audit in accordance with CoC E35-E40 and in accordance with the requirements of the IAPAR.

1.6 Audit scope

This audit relates to the Project works from pre-construction (early works May 2022 to 9 August 2022) (the audit period). This is the initial audit which was conducted within 12 weeks from the construction commencement which was 13 July 2022. This audit adopts the IAPAR comprising the following scope:

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

2. AUDIT METHODOLOGY

2.1 Audit process

The Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 1.

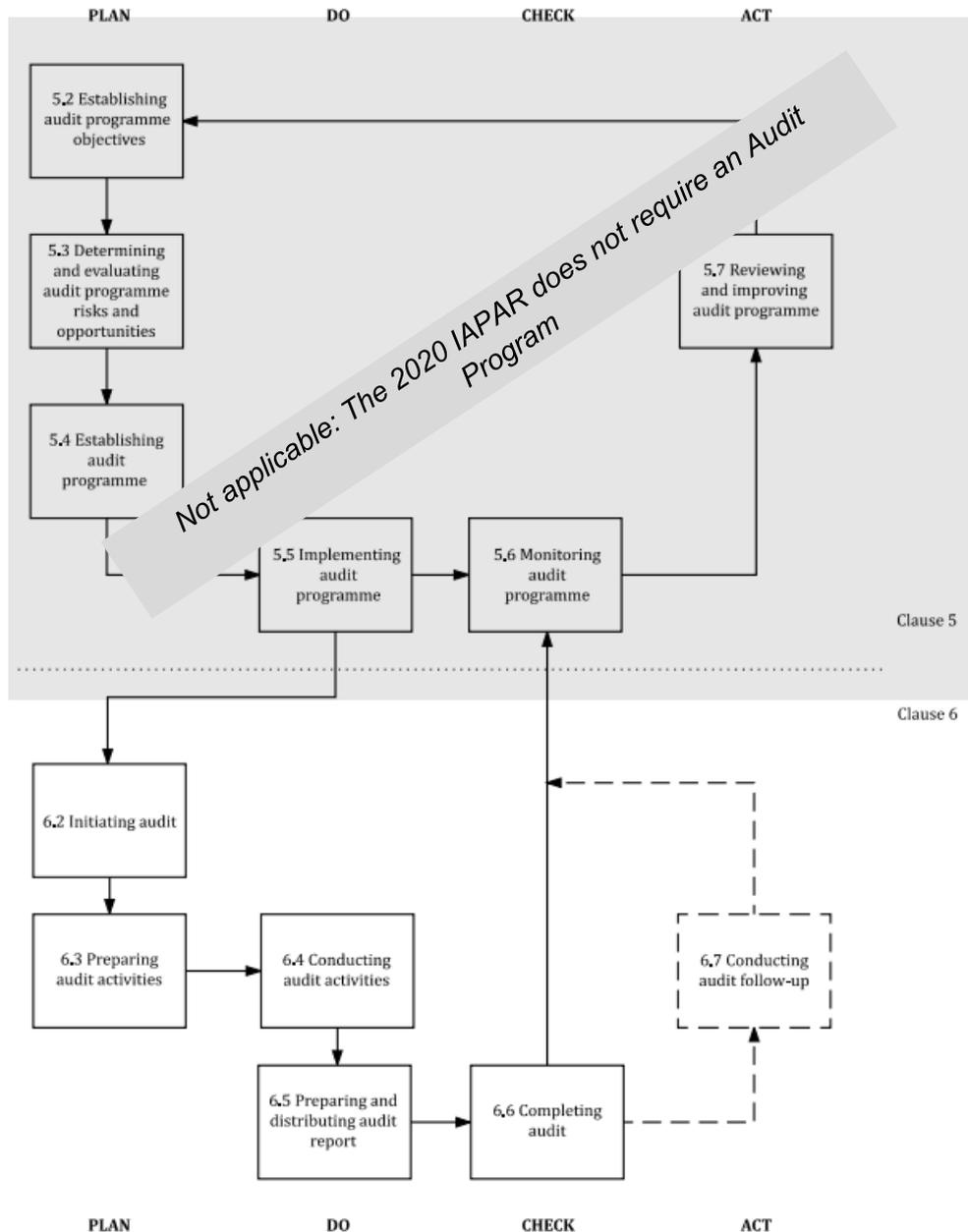


Figure 1: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation

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

Consultation emails were sent in advance of the audit to relevant personnel at the Department of Planning and Environment, to request feedback about the project and highlight any areas for review by WolfPeak during the audit.

On 1 August 2022 WolfPeak consulted with the Department to obtain their input into the scope of the Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department provided its response indicating areas of focus and is presented on Section 3.5. The consultation records are attached in Appendix C.

2.2.4 Meetings

Opening and closing meetings were held on 9 August 2022 at 182 Pacific Highway North Sydney (contractors 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 (CEMP 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, and
- Discussion of any identified findings and any actions noted during site inspection.

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 9 August 2022 with key personnel 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
Cassandra Zughbi	Design Manager	Taylor Construction Group
Tom Udovcic	Site Engineer	Taylor Construction Group
Tarini Pathak	Project Manager-SI Rep	Turner and Townsend (Project Manager)
Annabelle Tungol	Auditor	WolfPeak
Joyce Acierda	Analyst	WolfPeak

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures as per the aspects and impacts i.e., as the following noted in the EIS, CEMP and subplans:

- Built form/visual impact and amenity
- Air quality
- Tree protection
- Soil and water management (including erosion and sedimentation controls, contamination)
- Biodiversity
- Acoustic impact
- Vibration impact
- Traffic
- Parking
- Aboriginal cultural heritage & archaeology; and
- European Heritage.

The site inspection was conducted on 9 August 2022 and detailed observations were discussed in Section 3.7 and Section 3.8. 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 documents sighted are included Section 3.1 and detailed within 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 Section 4 presents the summary of findings and recommendation.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

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.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 11869481 applicable to the works being undertaken.

The primary documents reviewed during this audit are as follows:

- Development Consent dated 21/02/2022
- Environmental Impact Statement prepared by Gyde dated 27/08/2021
- 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 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 22/07/2022 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 19/11/2020

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

3.2 Summary of compliance

Table 5 presents the summary of compliance. Table 8 presents the summary of audit findings, recommendations and applicant responses. Detailed findings against each requirement are presented in Appendix A.

Table 5 Summary of Conditions of Assessed

Findings Rating	Number of Findings
Compliant	66
Non-Compliant	1
Not Triggered	97

Findings Rating	Number of Findings
Total Conditions Assessed	164

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 3.7 and Appendix E:

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

The plans are considered to be adequate for the works being undertaken.

3.4 Summary of notices from agencies

An advisory letter dated 21 July 2022 from EPA was sent to TCG with regards to the complaint raised by the North Sydney Council rangers and public in in relation to sediment laden water entering stormwater drains and to the Sydney Harbour EPA noted that although there were complaints received from North Sydney Council rangers and the public on 2, 3, 6 July 2022 with regards to sediment laden entering stormwater drains and the Bay during heavy rains, TCG had implemented reasonable and feasible mitigation measures and that there was no harm to the environment. However, EPA noted that a caution letter or infringement might be served in the event another complaint about the matter is received.

3.5 Consultation with the Department

The following issues were raised by the Department during the consultation in preparation for this Audit outside the scope of the IAPAR. The consultation records are attached in Appendix C.

Table 6 DEPARTMENT Consultation Comments

DEPARTMENT Comments	Auditor Assessment
<p>Please include attention on the asbestos management during excavation and also on the implementation of the communication consultation procedures.</p>	<p>Based on the following evidence presented in relation to managing asbestos contamination and removal TCG had demonstrated their due diligence in managing asbestos during excavation works: :</p> <ul style="list-style-type: none"> • Douglas Partner Remediation Action Plan dated 6 May 2022 included the waste classification on GSW materials • Analysis of asbestos cement sheet material dated 20 May 2022 by P. Clifton and Associates • Asbestos Contaminated Soil Removal Clearance Certificate by P Clifton & Associates dated 15 July 2022 for inspection conducted on 15 July 2022 • General Solid Wastes Disposal Dockets.
<p>DEPARTMENT have become aware of an instance of sediment laden water leaving the site on 23 July and causing a plume in the harbour.</p> <p>In addition to the above comment, focus on the implementation of erosion and sediment controls, including compliance with Condition B18 was requested.</p>	<p>Based on the site inspection conducted on 2 August 2022 and as per the following records reviewed the erosion and sedimentation controls were implemented in accordance with the Soil and Water Management Plan and Bluebook.</p> <p>EPA advisory letter noted in Section 3.4 that there was no material harm to the environment related to this event.</p> <p>Erosion and Sedimentation Control Plan was prepared by TTW 26 July 2022 and was observed to be implemented onsite at the time of the audit site inspection.</p> <p>TCG conducted an Internal Audit on 27 July 2022 with focus on risk assessment development, erosions and sedimentation controls. The internal audit found that all mitigation controls were in place.</p> <p>The following evidence was sighted:</p> <ul style="list-style-type: none"> • HSE Compliance Report #1 30/03/2022 • HSE Compliance Report #3 31/05/2022 – no findings • Weekly HSE walks records saved in Hammertech e.g., 3/08/2022 – issues raised were addressed accordingly e.g., erosion and sediment controls.

3.6 Complaints

The Project is maintaining complaints register. The register is published monthly on the Project website. 19 Complaints were received during the audit period. The complaints relate to management of asbestos, notification of works, design and noise. The auditees responded to each complaint and the Auditor considers the management and responses to be adequate. A copy of the complaints register is available at the Project website:

<https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-sydney-public-school-upgrade.html#category-reports>

Complaints were raised by North Sydney Council rangers (2 July 2022) and the public (3 and 6 July 2022) during the audit period with regards to the erosion and sedimentation controls present during site preparation and excavation works and sediment laden water that had entered the waterways following heavy rain. The EPA visited the site and an advisory letter dated 21 July 2022 was given to TCG noting that there was no material harm to the environment related to this event.

3.7 Incidents

No incidents as defined by the Consent were recorded by the auditee during the audit period.

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 09/08/2022.	Y
Amenity (internal)	Maintaining the high- quality learning spaces	Cannot be verified. Not part of this audit	Not Triggered
Amenity (external)	Maintaining the high-quality outdoor learning and active spaces.	Mitigation measure was implemented through provision of site hoardings and boundary screening around the site perimeter. This was observed during the site inspection on 09/08/2022.	Y
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 09/08/2022.	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	Y

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		observation 09/08/2022. Refer to Appendix E Photos of this report.	
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.	Tree was removed in accordance with the arborist recommendation per interview conducted on 09/08/2022.	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.	Not yet triggered during the reporting period. However, mitigation measures will be 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.	Y
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
European 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	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. Although a non-compliance was raised against C43 due to the heritage specialist was not present during the removal of the heritage fence.	Y

3.9 Key strengths and environmental performance

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 organized and available at the time of the site inspection and interview with TCG personnel;
- Relevant environmental and compliance monitoring i.e., internal audit and regular site inspections records were presented to provide verification of compliance to statutory requirements and the broader Project environmental requirements; and
- There were no environmental issues raised during the site inspection conducted during this audit and the following mitigation measures were being implemented:
 - Site notice was installed at the site entry;
 - Hoarding and boundary screening were installed around the perimeter;
 - Tree protection zone fencing and signage in place;
 - Heritage fence and gutter were protected and no evidence of damage at the time of inspection;
 - Erosion and sedimentation controls i.e., silt fence, turkey nest set up, haybales and coir logs were installed at the low point area;
 - Concrete wash bin was available onsite;
 - Chemical storage area and spill kits were available onsite at point of use;
 - Plant and equipment maintenance register available;
 - No construction heavy vehicles parked along the Bay Road;
 - Rumble grid was installed at the site gate entry and egress;
 - Bush turkeys roaming around the site were protected; and
 - No dust and no mud tracking.

3.10 Other matters considered relevant by the Department or Auditor

There are no other matters considered relevant by the Department or Auditor.

4. SUMMARY OF FINDINGS AND RECOMMENDATIONS

The summary of audit findings, recommendations and applicant response are presented in Table 8.

The Auditor would like to thank the auditees for their organisation, cooperation, and assistance during the Audit.

Table 8 Finding Recommendation and Applicant Response

Ref	Finding Category	Condition/Requirement/Findings	Recommendation	Status	Applicant Response
C43	Non-Compliant	<p>Condition Requirement: <i>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.</i></p> <p>Finding: 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. 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>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>	Open	<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>

5. LIMITATIONS

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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: ADMINSTRATIVE CONDITIONS																																																																																				
Obligation to Minimise Harm to the Environment																																																																																				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this audit table.	The proponent has shown that practical and reasonable precautions are being taken to avoid or lessen environmental damage. All mitigation measures were implemented.	Compliant																																																																																
Terms of Consent																																																																																				
A2	<p>The development may only be carried out:</p> <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> <tr><td>SD-1103</td><td>J</td><td>Streetscape Elevations and School Signage</td><td>08/04/2022</td></tr> <tr><td>SD-1104</td><td>M</td><td>Site Section 01</td><td>08/04/2022</td></tr> <tr><td>SD-1105</td><td>I</td><td>Site Section 02</td><td>14/03/2022</td></tr> <tr><td>SD-1106</td><td>G</td><td>External Materials and Finishes</td><td>11/11/2021</td></tr> <tr><td>SD-1109</td><td>M</td><td>Site Entry</td><td>08/04/2022</td></tr> <tr><td>SD-2001</td><td>T</td><td>Building J – Level 1 Floor Plan</td><td>08/04/2022</td></tr> <tr><td>SD-2002</td><td>S</td><td>Building I – Level 1 Floor Plan</td><td>08/04/2022</td></tr> <tr><td>SD-2003</td><td>Q</td><td>Building J – Level 2 Floor Plan</td><td>14/03/2022</td></tr> <tr><td>SD-2004</td><td>Q</td><td>Building I – Level 2 Floor Plan</td><td>14/03/2022</td></tr> <tr><td>SD-2005</td><td>Q</td><td>Building I – Level 3 Floor Plan</td><td>14/03/2022</td></tr> <tr><td>SD-2006</td><td>L</td><td>Building J – Roof Plan</td><td>11/11/2021</td></tr> <tr><td>SD-2007</td><td>M</td><td>Building I – Roof Plan</td><td>11/11/2021</td></tr> <tr><td>SD-2012</td><td>F</td><td>Building G – Level 1 Floor Plan</td><td>27/08/2021</td></tr> <tr><td>SD-2103</td><td>E</td><td>Building J – Level 2 Reflected Ceiling Plan</td><td>14/03/2022</td></tr> <tr><td>SD-2104</td><td>E</td><td>Building I – Level 3 Reflected</td><td>14/03/2022</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	SD-1103	J	Streetscape Elevations and School Signage	08/04/2022	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	14/03/2022	<p>The development has been conducted according to the following consent and approval:</p> <p>CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance Development Consent for the initial requirements of the upgrading project</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>Notice of Decision dated 21/02/2022</p> <p>Modification Development Consent dated 9 June 2022 Signed by: Karen Harragon, Director Social and Infrastructure Assessments</p> <p>Approved architectural drawings prepared by Fulton Trottes Architects</p>	<p>The Project appears to be constructed in general accordance with the EIS and RTS.</p> <p>The approved plans are the basis of the issued for construction drawings. Design has been verified by the Certifier through issue of the Crown Certificates.</p> <p>There have been no written directions from the Planning Secretary during the audit period.</p> <p>Whilst one non-compliance was identified this was an isolated finding and not substantial in impact. On this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.</p>	Compliant
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			Ceiling Plan				
	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			
	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			
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>				Interview with auditees 09/08/22	The auditees are not aware of any written direction from the Planning Secretary	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				-	This Audit assess compliance with the conditions of this consent and the most relevant versions of the documents listed. No conflicts identified.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Letter sent to DEPARTMENT on 29 April 2022 advised that construction will commence on 4 May 2022. Site inspection 09/08/22	Construction commenced in May 2022 and works were observed to be underway during the audit site inspection.	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Development Consent dated 21/02/2022 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 Isaac, Architect, Fulton Trottes Architects Modification Development Consent dated 9 June 2022 Signed by: Karen Harragon, Director - Social and Infrastructure Assessments	The Applicant complied with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 09/08/22	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: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Refer evidence for B15 and B18 	Consultation records were included in the documents for B15 and B18. Evidence shows that consultation was completed in line with this condition.	Compliant
Staging				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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).	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.	Compliant
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	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.	Compliant
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site inspection 09/08/22	As per A10 construction is being delivered in 1 stage. The works sighted are consistent with that approach.	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 09/08/22	As per A10 construction is being delivered in 1 stage. The works sighted are consistent with that approach.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	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) Evidence referred to in Part B.	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
	<p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
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.	<p>Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022.</p> <p>Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)</p> <p>Evidence referred to in Part B.</p>	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.	<p>Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022.</p> <p>Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)</p> <p>Evidence referred to in Part B.</p>	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.	<p>Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022.</p> <p>Letter DEPARTMENT to SINSW 22/07/22 (approval of staging report)</p> <p>Evidence referred to in Part B.</p>	The Strategies Plans and Programs have not been staged, combined or updated during the audit period.	Not Triggered
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<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>Structural Design Certificate dated 08 June 2022 TTW NSW Pty Ltd</p>	The Structural Engineer and Certifier have verified the structural adequacy of the buildings and structures.	Compliant
External Walls and Cladding				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	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	<p>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:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; and</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials.</p>	Interview with auditees 09/08/22.	The auditees advise that there have been no changes to the external colours, materials and finishes of the buildings.	Not Triggered
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.	<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 Issac, Architect, Fulton Trottes Architects</p> <p>Modification Development Consent dated 9 June 2022 Signed by: Karen Harragon, Director - Social and Infrastructure Assessments</p> <p>The CEMP and sub-plans referred to elsewhere in this Audit Table</p>	The documents sighted refer to current standards and guidelines etc. .	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.	Interview with auditees 09/08/22	The auditees are not aware of any directions having been issued.	Not Triggered
Monitoring and Environmental Audits				
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</i></p>	Project Environmental Management Plan for NSPS October 2021 (CEMP) and sub-plans.	<p>There are no monitoring requirements specified by the conditions, the CEMP or sub-plans.</p> <p>This Audit has been conducted in accordance with the Department’s IAPAR and ISO 9001</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
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>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <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 <p>(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>	<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 Signed by: Karen Harragon, Director Social and Infrastructure Assessments • 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 Taylor Brammer dated 25/08/2021 • Survey Plan prepared by Project Surveyors performed August 2019 • Capital Investment Value (CIV) prepared by Genus Advisory dated 2/9/2021 	<p>The evidence provided satisfies the condition.. Refer to the following link https://nthsyddem-p.schools.nsw.gov.au/school-upgrade.html</p>	Compliant

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		<ul style="list-style-type: none"> 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.	<p>TCG Induction Forms</p> <p>Tender packs include the SSD Condition of Consent e.g., Tender for 57-01 Metal Work sent out by TCG close of tender 10/08/2022.</p>	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training.	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.	<p>Incident register current to 08/08/22</p> <p>Letter, EPA 21/07/22</p>	<p>The incident register was presented and no incident that threatened or caused material harm were recorded during the audit period.</p> <p>On 21 July 2022, EPA wrote to the project noted that although there were complaints received from North Sydney Council rangers and the public on 2, 3, 6 July 2022 with regards to sediment laden entering stormwater drains and water bay during heavy rains, TCG had implemented reasonable mitigation measures and that there was no harm to the environment. However, EPA noted that should be there another complaint a caution letter or infringement might be served.</p>	Not Triggered
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	<p>Incident register current to 08/08/22</p> <p>Letter, EPA 21/07/22</p>	As above.	Not Triggered
Non-Compliance Notification				
A27	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.	Interview with auditees 09/08/22	The auditees did not identify any non-compliances during the audit period.	Not Triggered
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.	Interview with auditees 09/08/22	The auditees did not identify any non-compliances during the audit period.	Not Triggered
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 09/08/22	The auditees did not identify any non-compliances during the audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Interview with auditees 09/08/22</p> <p>Incident register current 08/08/22</p> <p>MOD-1 approved 09/06/22</p>	<p>There was no revision of strategies, plans and programs under A33, A26, C36 or C37 was required to occur. The modification was released on 9 June 2022 and the revised CEMP was dated 9 June 2022.</p> <p>Note: TCG to ensure that CEMP and supplans are reviewed within 3 months based on this requirements.</p>	Not Triggered
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><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></p>	<p>Interview with auditees 09/08/22</p>	<p>No modification required to improve the environmental performance of the development have been considered or directed by the Department.</p>	Not Triggered
Compliance Reporting				
A32	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>	<p>Compliance Reporting Post Approval Requirements</p>	<p>Compliance Reporting is triggered once a Project commences operation. The Project is in construction.</p>	Not Triggered
A33	<p>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.</p>	<p>Compliance Reporting Post Approval Requirements</p>	<p>Compliance Reporting is triggered once a Project commences operation. The Project is in construction.</p>	Not Triggered
A34	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.</p>	<p>Compliance Reporting Post Approval Requirements</p>	<p>Compliance Reporting is triggered once a Project commences operation. The Project is in construction.</p>	Not Triggered
A35	<p>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.</p>	<p>Compliance Reporting Post Approval Requirements</p>	<p>Compliance Reporting is triggered once a Project commences operation. The Project is in construction.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Letter SINSW to DEPARTMENT, 29 April 2022 CC#2 was approved 29 April 2022.	Letter sent to Department on 29 April 2022 advised that main works construction will commence on 4 May 2022. The CC#2 was approved 29 April 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.	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)	Construction is not staged. Operations is split into two stages (which have not commenced).	Not Triggered
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.	Design Structural Certificate by TTW submitted to CA and CA certified CC#2 dated 29 April 2022. Structural Engineer was suitable and qualified as per the Design Structural Certificate dated 11 April 2022 by TTW Hun Nguyen Technical Director	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. The Certifier provided acceptance through granting of the Crown Certificates.	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.	External Wall and Cladding Certificate Fulton Trotter Architects 11 April 2022 The Design was accepted by PCA on 28 April 2022. This works will commence as Part of CC4 which is still under approval. By the Certifier. Letter SINSW to DEPARTMENT, 03/05/22 (submission of B4 information to DEPARTMENT)	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	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of	a) Heritage Photographic Archival Report Curio Projects 7 Bay St North Sydney 26 April 2022 b) Dilapidation Reports by Project Solutions 29 December 2021 and 19 th January 2021. Submitted to Council on 4/05/2022 Submitted to PCA on 19 April 2022	Pre-construction archival and dilapidation reports were prepared prior to construction and submitted to the identified stakeholders. .	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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>	Interview with auditees 09/08/22		
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.	<p>NSPS Pre Construction Property Inspection was sent to all residents in March 2022. Inspection conducted on 28 March 2022.</p> <p>12-14 Bay Road Dilapidation Reports conducted 6,7, & 13 April 2022 by Project Solutions</p> <p>10 Bay Road Dilapidation Reports conducted on 27 April 2022.</p>	Pre-construction survey of buildings that are likely to be impacted by the development was conducted and issued to the identified stakeholders.	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.	<p>12-14 Bay Road Dilapidation Reports conducted 6,7, & 13 April 2022 by Project Solutions</p> <p>10 Bay Road Dilapidation Reports conducted on 27 April 2022.</p>	Pre-construction survey of buildings that are likely to be impacted by the development was conducted and issued to the identified stakeholders.	Compliant
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> <p>(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;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</p>	<p>Site inspection 09/08/22</p> <p>Interview with auditees 09/08/22</p>	No vibration generating works have been completed 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>	<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>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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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. 			
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> <ul style="list-style-type: none"> (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 (b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>Green Star Application dated 24 November 2021 Project Number; GS-6834DA for NSPS Design and As-built of building I & J</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>Green star registration was completed in 2021. The Certifier issued Crown Certificate, verifying compliance.</p>	Compliant
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>External Lighting Strategy 210557 PSPS Upgrade Revision P5; 16 March 2022 by LCI Consulting</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>Lighting designer confirmed lighting compliance. The Certifier issued Crown 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</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>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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Submitted to DEPARTMENT on 21 April 2022 the following documents: <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. 		
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 • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Project Environmental Management Plan (CEMP) for NSPS October 2021 (revised on 18 July 2022).	The CEMP appears to have been prepared giving regard to the Guidelines.	Compliant
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>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>Section 1.4 of the CEMP addresses this requirement</p>	The evidence provided satisfies the condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) Construction Noise and Vibration Management Sub-Plan (see condition B16); (f) Construction Waste Management Sub-Plan (see condition B17); (g) Construction Soil and Water Management Sub-Plan (see condition B18);			
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> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: <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; (iv) the 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). 	Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 9 May 2022	<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 CTMP included the following sections that addressed the requirement from c i-v: <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 	Compliant
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; 	Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.	The CNVMSP was prepared by a suitably experienced expert. Table 1 indicates how a) to h) of this CoC have been addressed in the plan.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (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. 			
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. 	<p>NSPS Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.</p>	<p>The Construction Waste Management Sub-plan includes procedures and information required by a) – c) of this condition.</p>	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 <i>Managing Urban Stormwater: Soils & Construction</i> (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>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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	Driver Code of Conduct was included in the CTPMSP Appendix C. It addresses the requirements of this condition.	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.	Project Environmental Management Plan (CEMP) E-PLAN-03 (October 2021) Approved by Andrew Andreou prepared by TCG Part of the CEMP Section 12.4 revision 16/07/2022	The unexpected finds procedure is within section 12.4 of the CEMP.	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 facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 9 May 2022 Letter SINSW to DEPARTMENT, 21/04/22 (submission to Department)	The Construction Worker Transport Strategy is within the Section 5 and Appendix D of the CTPMSP. It was submitted to the Department prior to construction.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B22	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> (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 (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. 	Site inspection 09/08/22	Mechanical plant has yet to be installed.	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	Site inspection 09/08/22	Public domain works have yet to commence.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.			
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>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 report of the metal work, curb and wall component (dated 18/03/2022). 	Compliant
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> <p>(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;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if</p>	Site inspection 09/08/22	<p>During site inspection on 09/08/2022 sighted the site notice properly placed on the site entrance which included all of the requirement's a) to d).</p> <p>See photo (Appendix E)</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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</p> <p>(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.</p>			
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>Site inspection 09/08/22</p> <p>Hammertech plant management module (online)</p> <p>HCMDCN21V00306409 plant inspection records.</p>	<p>Per site inspection on 09/08/2022, it was observed that all construction 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 used for equipment and maintenance records. E.g., sighted records of the excavator onsite</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>Interview with auditees 09/08/22</p>	Demolition was completed prior to the inspection. The auditees stated that works proceeded as per the demolition works plan.	Compliant
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> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Interview with auditees 09/08/22</p> <p>Letter to Department 25/07/22 (crane set up notice)</p> <p>Complaints register 02/09/22</p>	<p>Only one OOHW to date (see C6 below). Otherwise, all works conducted within normal hours.</p> <p>3 x complaints were received regarding a generator being left on overnight during a temporary power outage. This was switched off once power was restored.</p>	Compliant
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>Interview with auditees 09/08/22</p> <p>Letter to DEPARTMENT 25/07/22 (crane set up notice)</p>	Some OOHW have been undertaken to date (see C6 below). Otherwise, all works conducted within normal hours and no complaints received regarding work outside normal hours	Compliant
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	<p>Interview with auditees 09/08/22</p> <p>Letter to DEPARTMENT 25/07/22 (crane set up notice)</p>	Setup of construction crane and removal of demountable classrooms and canteen were undertaken as OOHW in accordance with C6 (d) –	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.		30 July 2022 letter sent to DEPARTMENT on 25 July 2022 – setting up crane	
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.	NSPS Works Notification dated 22 July 2022. Tower Crane installation notification dated 30 July 2022	NSPS Works Notification dated 22 July 2022 sent via letter box drop and website to the residents notifying demountable canteen and classrooms to be removed. Tower Crane installation notification dated 30 July 2022 sent to residents.	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 09/08/22	There has been no need for these activities during the 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 09/08/22 Hammertech online HSE module Hammertech incident management module Hammertech plant management module (online) HCMDCN21V00306409 plant inspection records. Letter to Department 25/07/22 (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	The overall outcome of the Audit indicated that compliance with the CEMP and subplans was proactively tracked by TCG. The following strengths were demonstrated by TCG in managing compliances against the SSD conditions: <ul style="list-style-type: none"> The compliance records were well organized and available at the time of the site inspection and interview with TCG personnel; Relevant environmental and compliance monitoring i.e., internal audit and regular site inspections records were presented to provide verification of compliance to statutory requirements and the broader Project environmental requirements; and 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		See Appendix E for photos taken during this audit.	<ul style="list-style-type: none"> • There were no environmental issues raised during the site inspection conducted during this audit and the following mitigation measures were being 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 in place; ◦ Heritage fence and gutter were protected and no evidence of damage at the time of inspection; ◦ Erosion and sedimentation controls i.e., silt fence, turkey nest set up, haybales and coir logs were installed at the low point area; ◦ Concrete wash bin was available onsite; ◦ Chemical storage area and spill kits were available onsite at point of use; ◦ Plant and equipment maintenance register available; ◦ No construction heavy vehicles parked along the Bay Road; ◦ Rumble grid was installed at the site gate entry and egress; ◦ Bush turkeys roaming around the site were protected; and ◦ No dust and no mud tracking. <p>See Appendix E for photos taken during this audit.</p>	
Construction Traffic				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection 09/08/22	Per site inspection conducted on 09/08/2022, it was observed that no construction vehicles park outside.	Compliant
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection 09/08/22 Complaints register 02/09/22	Per site inspection conducted on 09/08/2022, it was observed that hoarding was installed around perimeter and no graffiti was observed. No complaints regarding this requirement received.	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.	Site inspection 09/08/22 Complaints register 02/09/22	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. No complaints regarding this requirement received.	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.	Site inspection 09/08/22 Complaints register 02/09/22 Letter to Department 25/07/22 (crane set up notice) NSPS Works Notification dated 22 July 2022. Tower Crane installation notification dated 30 July 2022	No complaints reported related to construction noise per verification with the project team during site inspection 09/08/2022. 3 x complaints were received regarding a generator being left on overnight during a temporary power outage. This was switched off once power was restored. Hoarding and boundary screening were installed around the perimeter	Compliant
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.	Letter to Department 25/07/22 (crane set up notice) NSPS Works Notification dated 22 July 2022. Tower Crane installation notification dated 30 July 2022	No complaints reported related to construction vehicle arriving and departing from the site per verification with the project team during site inspection (09/08/2022). Some OOHW were carried out consistent with C6	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 09/08/22	The used of quackers onsite was observed during site inspection (09/08/2022).	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to:	Site inspection 09/08/22 Complaints register 02/09/22	No vibration generating works occurred within the audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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</p> <p>(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).</p>			
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.	<p>Site inspection 09/08/22</p> <p>Complaints register 02/09/22</p>	No vibration generating works occurred within the 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.	<p>Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.</p> <p>Site inspection 09/08/22</p> <p>Complaints register 02/09/22</p>	<p>Section 6.1 of the CNVMSP sets out the processes to follow in the event vibration criteria cannot be achieved.</p> <p>No vibration generating works occurred within the audit period.</p>	Not triggered
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.	<p>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.</p> <p>Arbor Skills Revised Tree Data version 2 11/05/2022 outside the work zone were protected.</p>	The trees outside the work zone were protected.	Compliant
Tree Protection				
C20	<p>For the duration of the demolition and construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the property boundaries must be protected at all times during demolition and construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(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</p> <p>(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.</p>	<p>Site inspection 09/08/22</p> <p>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>	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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 09/08/22 Complaints register 02/09/22	No dust generation observed during site inspection. Water cart/spray is being used onsite. Rumble grid was also installed to avoid mud tracking. No complaints received regarding this requirement.	Compliant
C22	During demolition and construction, the Applicant must ensure that: <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. 	Site inspection 09/08/22 Complaints register 02/09/22	No dust generation observed during site inspection. Water cart/spray is being used onsite. Rumble grid was also installed to avoid mud tracking. No complaints received regarding this requirement.	Compliant
Imported Fill				
C23	The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	Site inspection 09/08/22	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.	Site inspection 09/08/22	There were no stormwater discharges occurred prior and during this audit. Permanent detention basin will be used as the temporary sediment basin during construction.	Compliant
Emergency Management				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection 09/08/22 Emergency Control Management Plan Emergency Evacuation Rehearsal Register dated 29 June 2022 attendance register	emergency training has been delivered to the workforce. Emergency muster point and evacuation plan onsite. A drill has been completed.	Compliant
Stormwater Management System				
C26	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: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the RtS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; 	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. CC2 - BCA dated 29/04/2022 issued by Philip Shun Building	The evidence sighted satisfies the condition.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object: <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. 	Interview with auditees 09/08/22	The auditees have not identified any unexpected finds.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then: <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; 	Interview with auditees 09/08/22	The auditees have not identified any unexpected finds.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>			
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 09/08/22</p> <p>Waste Register was provided by Bingo and updated to July 2022.</p> <p>CEMP E-PLAN-03 (October 2021) Approved by Andrew Andreou prepared by TCG.</p>	<p>The evidence sighted and observed satisfies the condition.</p> <p>Waste bins were available and within capacity.</p>	Compliant
C30	All waste generated during demolition and construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<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> <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>	Waste has been classified in accordance with the Waste Classification Guidelines. .	Compliant
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 09/08/22</p> <p>Email dated 30/06/2022 from Sydney Water re: Sydney Water Wastewater Application. This application to discharge trade wastewater.</p>	Concrete waste bins used onsite. Connection to sewer approved. No concrete waste or wash water disposed of on site.	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.	Waste Register from Bingo was presented up to July 2022	Waste is being tracked and recorded in accordance with this condition.	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>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>	hazardous material removal appears to have been managed in accordance with the requirements. A number of complaints were received regarding asbestos management. The auditee responded to each.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<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>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 02/09/22</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 09/08/22	No external lighting installed	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.	21 July 2022 Department approval of Auditor	WolfPeak were approved as the auditors prior to commencing 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.	This audit report.	This Audit Report addresses the IAPAR	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.	<p>Interview with auditees 09/08/22</p> <p>Email Department to WolfPeak 02/08/22</p>	The Department has not requested any alternative timeframes.	Compliant
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>	-	These activities occur after completion of the audit report.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C39	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	-	These activities occur after completion of the audit report.	Not triggered
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection 09/08/22	The project is in construction	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 09/08/22	The project is in construction	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 09/08/22	The project is in construction	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	NSPS Heritage Impact Statement dated 11/04/2022 prepared by Curio Projects	Non-Compliant:	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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)	<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>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>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>Recommendation: 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>	
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.			Not Triggered
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
Works as Executed Plans				

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</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. 			Not Triggered
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 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <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>			
Road Damage				
D13	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.			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> <p>(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;</p> <p>(b) be provided to the owner of the relevant buildings surveyed;</p> <p>(c) be provided to the Certifier; and</p> <p>(d) be provided to the Planning Secretary when requested.</p>			Not Triggered
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> <p>(a) the provision of a minimum 63 bicycle parking spaces;</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking</i></p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p><i>facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</i></p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant road's authority.</i></p>			
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	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>			
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> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <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; 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (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 (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 (e) a monitoring and review program. 			
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				
D21	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: <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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 (b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS. 			Not Triggered
Heritage Fence and Gutter – Reconstruction				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D28	<p>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.</p> <p>(MOD-1)</p>			
PART E: POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>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:</p> <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	<p>The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.</p>			Not Triggered
E3	<p>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:</p> <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); 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(e) details of the use of the school hall where applicable, restricting use before 8am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>			
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			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			
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				
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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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				
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 09/08/22	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	DDA Report dated 15 July 2022 Construction Review Access AN021-217891 TCG_SINSW_NSPPS_IFC_Access 220712	The evidence provided satisfies the condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	appropriately qualified person is provided and that the requirements are referenced on any certified plans.			
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 09/08/22	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 09/08/22	Not yet constructed	Not Triggered
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 09/08/22	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.	Site inspection 09/08/22 License to Perform Class an Asbestos License Number: 2319770 expires 01/10/2023 Removal of asbestos was conducted by PF Civil Pty Ltd License 212210 NSW SafeWork Notice of intent to remove friable asbestos. Date 10/05/2022, Notification Number 940R-00344507-01-Accepted. Clearance certified Phil Clinton Number LAA000119	The work site is secure. Works appear to have complied with SafeWork requirements.	Compliant
Hoarding Requirements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection 09/08/22	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> <ul style="list-style-type: none"> (i) a copy of the conditions of consent; (j) the proposed school commencement/opening date; (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. 	Site inspection 09/08/22	Operations have not commenced.	Not Triggered
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 09/08/22	The project is in construction.	Not Triggered
APPENDIX 2: WRITTEN NOTIFICATION AND REPORTING REQUIREMENTS				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Interview with auditees 09/08/22	No incident recorded during the conduct of audit	Not triggered
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 (h) identify a project contact for further communication regarding the incident. 	Interview with auditees 09/08/22	No incident recorded during the conduct of audit	Not triggered
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.	Interview with auditees 09/08/22	No incident recorded during the conduct of audit	Not triggered
4	The Incident Report must include: <ul style="list-style-type: none"> (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. 	Interview with auditees 09/08/22	No incident recorded during the conduct of audit	Not triggered

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: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Sent: Tuesday, 2 August 2022 8:57 AM
To: Annabelle Tungol
Cc: Elizabeth Williamson; Rob Sherry
Subject: RE: North Sydney Public School - Independent Audit (SSD-11869481)

Good Morning Annabelle,

Thank you for the below email regarding the independent audit of North Sydney Public School SSD 11869481 (the **Consent**)

Please include attention on the asbestos management during excavation and also on the implementation of the communication consultation procedures. No further additional issues for including within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above please feel to contact me.

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



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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

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

From: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Sent: Tuesday, 2 August 2022 3:59 PM
To: Annabelle Tungol
Cc: Damien Smith; Rob Sherry
Subject: RE: North Sydney Public School - Independent Audit (SSD-11869481)

Good afternoon Annabelle,

Following Damien's email this morning, we have become aware of an instance of sediment laden water leaving the site on 23 July and causing a plume in the harbour.

In addition to the below email, please also focus on the implementation of erosion and sediment controls, including compliance with Condition B18.

If you have any questions, please contact myself or Damien.

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment
T 02 8289 6610 | M 0447 041 325 | E elizabeth.williamson@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please note my work days are Tuesday, Wednesday & Thursday.



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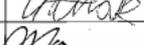
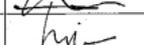
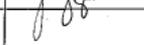
If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

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

APPENDIX D – ATTENDANCE SHEET



INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	NORTH SYDNEY PUBLIC SCHOOL			
LOCATION:	182 PACIFIC HIGHWAY (NORTH SYDNEY)			
DATE/TIME (Opening Meeting):	09 AUG. 2022 19:00AM	DATE/TIME (Closing Meeting):		
Lead Auditor:	Annabelle Tungol	Audit Scope:		
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Annabelle Tungol	Lead Auditor	WOLFPEAK		
Mark Reynolds	Project Director	Taylor		
Tarini Pathak	T&T PM-SI Rep	T&T		
Cassandra Zughbi	Design Manager - Taylor	Taylor		
TOM WOLCIE	Site Engineer - TCG	TCG		
JOYCE ACIERDA	ANALYST	WP		

NOTE: SITE INSPECTION &
RECORDS REVIEW PERFORMED



WolfPeak Pty Ltd | ABN 52 152 940 586

info@wolfpeak.com.au
 Sydney office | Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000
 Wauchope office | 17A High Street, Wauchope NSW 2446
 www.wolfpeak.com.au

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	
2	Foot path showing no disturbance to the public domain and perimeter cover of the construction site.	

No.	Comment	Photograph
3	Permanent detention basin to be use as temporary sediment basin.	
4	Site shed being constructed.	
5	Provision of tree protection zone.	

No.	Comment	Photograph
6	Site view towards Bay Street showing the ingress and egress area for construction vehicle.	 <p>09:22 9/8/2022</p>
7	Hoarding installation is continuing.	 <p>09:23 9/8/2022</p>
8	Use of temporary concrete wash bin	 <p>09:24 9/8/2022</p>

No.	Comment	Photograph
9	Spill kit	
10	Chemical storage	

No.	Comment	Photograph
11	Bush turkeys sighted on site	
12	Site gate with coir logs Removed area of heritage fence.	

No.	Comment	Photograph
13	Rumble grid and stabilised access in place.	
14	Street trees protection was installed.	

No.	Comment	Photograph
15	Hoarding installed around the perimeter of the construction site.	
16	Site establishment plan was displayed on site.	

APPENDIX F – DECLARATIONS

Declaration of Independence - Auditor



Project Name:	North Sydney Public School
Consent Number:	SSD 11869481
Description of Project:	School Infrastructure NSW has engaged Taylor Construction Group to deliver upgrades to North Sydney Public School with Turner and Townsend acting as Project Manager. We understand the works comprise: <ul style="list-style-type: none"> o demolition and removal of selected buildings and structures; o construction of one new three-storey building; o ground floor internal refurbishment of an existing building; and o associated works, including earthworks, drainage, new bicycle parking, tree removal, landscaping and new signage.
Project Address:	182 Pacific Highway North Sydney NSW 2060 (Lot 1 in DP184559 and in DP 184591)
Proponent:	Department of Education
Date:	13/07/2022

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child.
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves, or their company was subject to audit, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow 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)*

**Declaration of
Independence - Auditor**



Name of Proposed Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global -Certificate #119538) Quality Auditor (Exemplar Global -Certificate #119538) Chemical Engineer (Philippines Professional Regulation Commission May 2000 – Certificate #22586) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998
Company:	WolfPeak Environment and Heritage

Declaration of Independence - Auditor



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**Declaration of
Independence - Auditor**



Name of Proposed Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management
Company:	WolfPeak Environment and Heritage