

INDEPENDENT AUDIT NO. 3 - AUDIT REPORT

NORTH SYDNEY PUBLIC SCHOOL UPGRADE
SSD 11869481

AUGUST 2023

Authorisation

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPE or Department	Department of Planning and the Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
NSPS	North Sydney Public School
OEMP	Operational Environmental Management Plan
PCA	Principal Certifying Authority or the Certifier
the Project	The Development approved under SSD 11869481
SINSW	School Infrastructure NSW
SSD	State Significant Development
TCG	Taylor Construction Group Pty Ltd
T&T	Turner and Townsend

EXECUTIVE SUMMARY

The NSW Department of Education - School Infrastructure NSW (SINSW / the Applicant) are responsible for the delivery of the upgrades to the North Sydney Public School (the Project) located at 182 Pacific Highway, North Sydney.

Development consent for the Project was granted in State Significant Development (SSD) 11869481 by the Minister for Planning delegate on the 21 February 2022, subject to a number of Conditions of Consent (CoC). The SSD-11869411 consent provided for the demolition of some facilities (Building B – Hall and, Building C – Haven), refurbishment of a building (Building G) from a library into 3 additional classrooms, the construction of a three (3) storey building (Building I) to house Administration, Library, Classrooms and toilets and a (2) two-storey building to house the school Hall (Building J), and associated works including earthworks, drainage, new bicycle parking, tree removal, landscaping and new signage. Modification 1 of SSD-11869481 was approved by the Department of Planning and Environment (the Department)'s Director Social Infrastructure Assessments on the 9 June 2022 to modify approved window and door components to meet BCA requirements and for the temporary removal of heritage fence and stone gutter to allow for construction access. Modification 2 of SSD-11869481 was approved by the Department's Director Social Infrastructure Assessments on the 21 March 2023 to modify fire safety systems and design of Buildings I and J for improved BCA compliance, update to stormwater connection and management and other minor design and landscape changes.

The Project is being constructed in one stage and operated/occupied in two (2) stages. Stage 1 involves the occupation of the refurbished Building G from a library into three (3) classrooms. Stage 2 involves the occupation of new Buildings I and J and external areas including a new school entrance, landscaping, and outdoor recreational areas which includes a COLA (Covered Outdoor Learning Area).

Occupation Certificates for Stage 1 occupation of the refurbished Building G were issued in July and September 2022. Construction of the Stage 2 works were underway at the time of the audit and are expected to be completed at the end of the third quarter of 2023.

Turner and Townsend (T&T) has been appointed as the client representative on behalf of SINSW. Taylor Construction Group Pty Ltd (TCG) is the Principal Contractor. The Principal Certifying Authority (PCA or the Certifier) is Philip Chun Building Compliance.

WolfPeak Pty Ltd (WolfPeak) was engaged as the independent auditor for the Project approved by the Department on 21 July 2022 with a revised team approval on 7 June 2023.

This Audit Report presents the findings from the third independent audit (IA3) for the construction phase and applicable conditions related to the Stage 1 occupation of Building G, covering the period from February 2023 to July 2023 (audit period). This audit was undertaken in accordance with the State Significant Development SSD-11869481 Conditions of Consent (CoC) C36 and the Department of Planning and Environment's (the Department) 2020 document titled '*Independent Audit Post Approval Requirements*' (IAPAR).

The works conducted within the audit period include the completion of concrete, steel, and roofing works for Building I and J, commencing and progressing internal work in Buildings I and J (joinery, tiling, external doors & windows, painting, and ceiling furnishing), installation of fixtures, fittings, and equipment to the new buildings, installation of the steel structure in the covered outdoor

learning area (COLA), and the connection of fire water to the Bay Road main which was undertaken during the July 2023 school holidays. The hoarding in the Bay Road boundary in front of Building I has been removed to allow for landscaping works to take place around the building. The site inspection and on-site interviews were conducted on 25 July 2023.

The overall outcome of the Independent Audit was generally positive with some deficiencies identified. Compliance records were available at the time of the site inspection and interviews with Project personnel from T&T and TCG. Relevant environmental and compliance records were being collected generally as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. In summary:

- There were 150 CoCs assessed.
- Five (5) non-compliances were identified during IA3. These relate to the content of the project website, notification of non-compliances to the Department, the timing of CEMP and subplans review and submission of CEMP documentation to the Department, and timing of submission the second independent audit (IA2) to the Department. Two of these non-compliances (i.e. content of website and submission of IA2 to the Department) were closed prior to completing IA3.
- Regarding the status of the two (2) non-compliances from the previous audits, one was closed in IA3 and the second one related to the heritage fence remains open until the contractor reinstates the heritage fence in accordance with the Consent (refer to Table 5).
- 70 CoCs were considered by the Auditor to be compliant.
- 73 CoCs were considered by the Auditor to be not triggered.
- Three (3) observations were identified. These relate to the version of the Fire Engineering report, sediment fence maintenance and actions on a tree remaining on the construction zone.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions recommended by the auditor to address the audit findings.

The Auditor would like to thank the auditees from TCG and T&T for their level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview and Development Consent

The NSW Department of Education - School Infrastructure NSW (SINSW / the Applicant) are responsible for the upgrade of North Sydney Public School. North Sydney Public School is located at 182 Pacific Highway, North Sydney, in close proximity to the North Sydney Central Business District (CBD) and around 3km northeast of the Sydney CBD as shown in Figure 1.

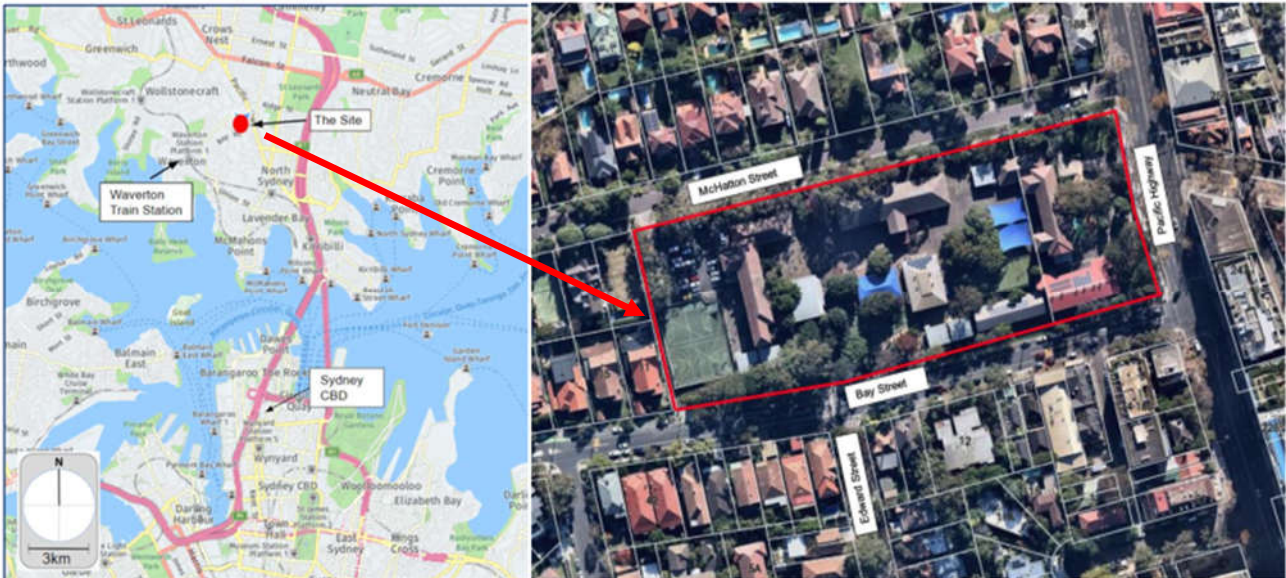


Figure 1: Site Plan (source: Google Maps) and Aerial View of the Site (source: Near Maps)

Development consent for the upgrade of North Sydney Public School Project (the Project) was granted in State Significant Development (SSD) 11869481 by the Minister for Planning delegate on the 21 February 2022, subject to a number of Conditions of Consent (CoC). The SSD-11869411 consent was granted for the following:

- Demolition and removal of selected buildings and structures
- Construction of a new three-storey building
- Ground floor internal refurbishment of an existing building
- Associated works, including earthworks, drainage, new bicycle parking, tree removal, landscaping, and new signage.

The approved works specifically involved the demolition and removal of Building B – Hall, Building C – Haven and six temporary buildings, the construction of a three (3) storey building (Building I) to house Administration, Library, Classrooms and toilets and a (2) two-storey building to house the school Hall (Building J) both located in the southern part of the site and connected by the school entry, refurbishment of a building (Building G) from a library into 3 additional classrooms, and associated works including earthworks, drainage, new bicycle parking, tree removal, landscaping and new signage. The approved works also include a new school entrance, landscaping, and outdoor recreational areas which includes a Covered Outdoor Learning Area (COLA).

Figure 2 provides an extract of the approved site plan, illustrating the approved upgrades to the school.

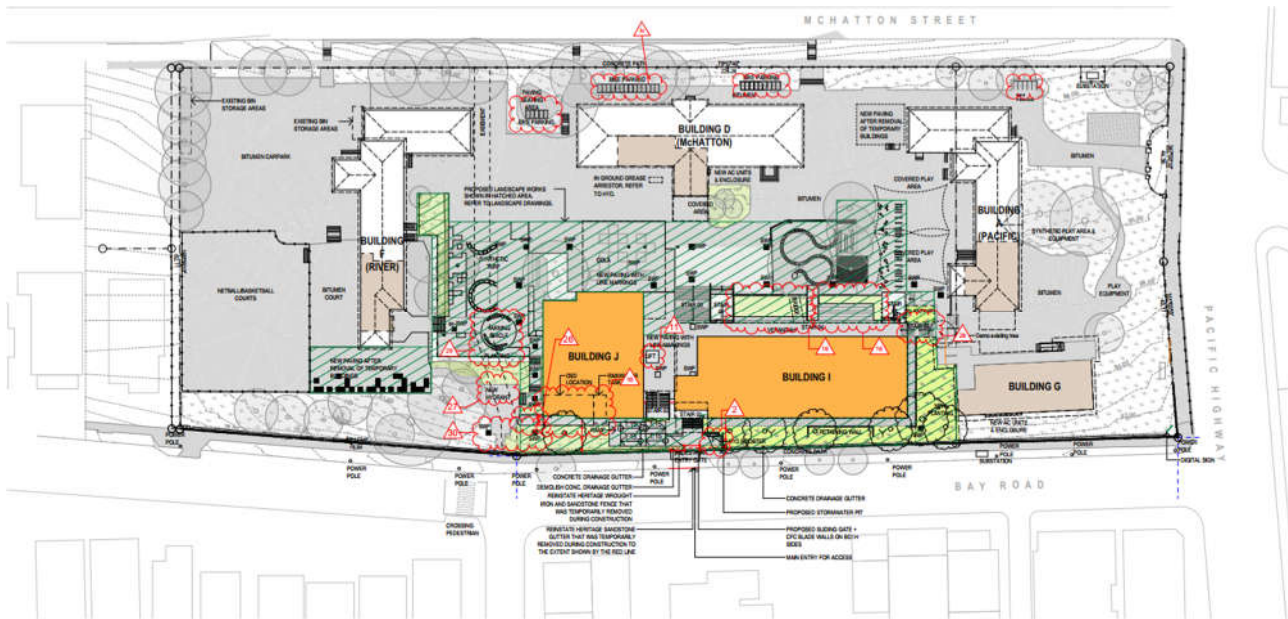


Figure 2: Approved Site Plan in SSD-11869481 Mod-2 (source: Fulton Trottles)

Modification 1 of SSD-11869481 was approved by the Department of Planning and Environment (the Department)'s Director Social Infrastructure Assessments on 9 June 2022 and included the following:

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

Modification 2 of SSD-11869481 was approved by the Department's Director Social Infrastructure Assessments on 21 March 2023. Mod-2 included the following works:

- Relocation of fire hydrants and amendment to access and egress arrangements to improve fire safety and meet BCA requirements
- Relocation of rainwater tank, roof drainage improvements and changes to the stormwater system
- Internal and external design changes to approved Buildings I and J to meet BCA requirements including increase in height of roof structures
- Roof plant changes including lift relocation and height increase, and solar panel alignment

- Installation of mechanical louvres
- Balustrade height changes
- Signage relocation
- Additional tree removal and minor landscape changes

The Project is being constructed in one stage and operated/occupied in two (2) stages. Stage 1 involves the occupation of the refurbished Building G from a library into three (3) classrooms. Occupation Certificates for the refurbished Building G were issued in July and September 2022. Stage 2 involves the occupation of new Buildings I and J and external areas including a new school entrance, landscaping, and outdoor recreational areas including the Covered Outdoor Learning Area (COLA). The Stage 2 works were underway at the time of the audit as shown in Table 1.

1.2 Project details and Status

Project details and status are provided in Table 1.

Table 1: Project Details

Item	Details
Project Name:	North Sydney Public School Upgrade
Applicant:	Department of Education – School Infrastructure NSW (SINSW)
Project Application Number:	SSD 11869481
Project Address:	182 Pacific Highway, North Sydney
Principal Contractor:	Taylor Construction Group Pty Ltd (TCG)
Project Manager:	Turner and Townsend Project Management Pty Ltd (T&T)
Project Certifier:	Philip Chun Building Compliance Group Pty Ltd
Project Designer	Fulton Trottes Architects
Project Phase:	Construction Phase. Stage 1 occupation (Occupation Certificates for Building G issued in July and September 2022)
Construction Commencement:	TCG informed the Department that the construction began on 4 May 2022.
Project Completion Target	Q3 2023
Project Activity Summary during the audit period:	The works conducted within the audit period February to July 2023 include: <ul style="list-style-type: none"> • completion of concrete, steel, and roofing works for Building I and J • commencing and progressing internal work in Buildings I and J (joinery, tiling, external doors & windows, painting, and ceiling furnishing) • installation of fixtures, fittings, and equipment to the new buildings, • installation of steel structure in the covered outdoor learning area (COLA), • commencing landscaping works • connection of fire water to the Bay Road main (undertaken during the July 2023 school holidays)

Item	Details
	<ul style="list-style-type: none"> removal of the hoarding in the Bay Road boundary in front of Building I, to allow for landscaping works to take place around the building.

1.3 Approval requirements for Independent Audit

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

1.4 The audit team

In accordance with Schedule 2, CoC C35 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 auditor who performed the auditing works and was approved by the Department is shown on Table 2.

Table 2: Auditor Details

Name	Company	Participation	Certification
Ricardo Prieto-Curiel	WolfPeak	Lead Auditor	Exemplar Global Certified Environmental Lead Auditor - Certificate No. 15160 Master of Environmental Toxicology Registered Environmental Assessment Practitioner
Ana Maria Munoz	WolfPeak	Peer Reviewer	Exemplar Global Certified Environmental Lead Auditor - Certificate No. 115421 Master of Engineering Management

Approval of the Audit Team was provided by the Department on 7 June 2023. The letter of approval is presented in Appendix B and auditor’s independence declarations are attached in Appendix F.

1.5 The audit objectives

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

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

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

1.6 Audit scope

This is the third audit relative to the construction of the Project covering the period from February 2023 to July 2023 (the audit period). This audit also addresses applicable conditions related to the occupation of the refurbished Building G from a library into three (3) classrooms (Stage 1). This audit adopts the IAPAR 2020 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,
- 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.
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

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

2.2 Audit process detail

2.2.1 Audit initiation

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

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

2.2.2 Preparing audit activities

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

2.2.3 Consultation

On the 3 July 2023, WolfPeak consulted with the Department to obtain input on the scope of the audit, as outlined in Section 3.2 of the IAPAR, and to confirm whether other stakeholders should be consulted. No feedback was obtained from the Department. The consultation records are provided at Appendix C.

2.2.4 Meetings

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

- Confirmation of the purpose and scope of the audit
- Overview of the project and status of the works
- Review of the project documentation 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 on-site audit based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance.

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

2.2.5 Interviews

The Auditor conducted interviews on 25 July 2023 with the project team. During the site inspection and document review, key personnel involved in the Project delivery, including those with responsibilities 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: Personnel interviewed

Name	Position/Title	Organization
Mark Reynolds	Project Director	Taylor Construction Group (Principal Contractor)
Dylan Massad	Contract Administrator	Taylor Construction Group (Principal Contractor)
Isidro Flores Coni	Project Manager	Turner and Townsend (Project Manager)

2.2.6 Site inspection

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

The site inspection was conducted on 25 July 2023 and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

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

2.2.8 Generating audit findings

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

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

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

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table in Appendix A, using the descriptors as presented below:

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.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
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 their content is adequate.
- have been implemented in accordance with the CoCs.

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

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

2.2.11 Completing the Audit

The Independent Audit Report was distributed to TCG and T&T to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented. The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted.

The primary documents reviewed during this audit are as follows:

- *Development Consent SSD 11869481 Upgrades to North Sydney Public School approved on 21 February 2022 by the Department*
- *SSD 11869481 Mod -1 approved on 9 June 2022 by the Department*
- *SSD 11869481 Mod -2 approved on 21 March 2023 by the Department*
- *DEP Approved and stamped drawings prepared by Fulton Trottes Architects, issued under approved Section 4.55(2) Application No.: SSD-11869481- Mod2*
- *Staging Report North Sydney Public School SSD 11869481 - 182 Pacific Highway, North Sydney, prepared by Taylor, dated 22 July 2022 and approved by the Department on 22 July 2022.*
- *Environmental Impact Statement Upgrades to North Sydney Public School SSDA – 11869481 State Significant Development Application 182 Pacific Highway, North Sydney prepared by Gyde dated 27 August 2021*
- *Upgrade to North Sydney Public School SSD Assessment SSD-11869481, prepared by the Department dated February 2022*
- *Arboricultural Impact Assessment North Sydney Public School Rev 3 prepared by Treeism Arboricultural Services dated November 2022 (Mod-2)*
- *CC1- BCA dated 2 February 2022 issued by Philip Shun Building Compliance*
- *CC2 – BCA dated 29 April 2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1*
- *CC3 – Wall System Design Certificate dated 11 April 2022 issued by Greg Isaac, Architect, Fulton Trottes Architects*
- *Section 6.28 Crow Design Verification Certificate by Philip Chun – Upgrade to NSPS included internal fit outs and associated services of Building I&J*
- *Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20 July 2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21 March 2023 issued by Philip Chun*
- *Early Works Crown Occupation Verification Certificate (COVC1) dated 17 July 2023 for new playground timber decks and synthetic turning on the norther side (behind) building I issued by Philip Chun*
- *Occupation Certificate No. 22-217914oc1, date of determination 7 September 2022 External Refurbishment Building G, issued by Philip Chun*
- *Crown Occupation Verification Certificate #1, dated 21 July 2022, Internal Refurbishment of Building G, issued by Philip Chun*

- *Project Environmental Management Plan (CEMP) for NSPS, 9 June 2022 by Taylor, acknowledged by the Department on 30 June 2022*
- *Project Environmental Management Plan (CEMP) for NSPS, 18 July 2022 by Taylor, submitted to the Department with subplans on 27 September 2022*
- *Project Environmental Management Plan (CEMP) for NSPS, 24 January 2023 by Taylor*
- *Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 8 May 2022*
- *Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.*
- *North Sydney Public School Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.*
- *Construction Soil and Water Management Plan provided in Appendix 11 of CEMP (9 June 2022), including an Erosion and Sediment Control Plan and Stormwater Management Plan dated 23 February 2022 by TTW*
- *Letter 5 September 2022 RJC Group-TCG re: Removal of Palisade fence and associated Plinth Stones (heritage fence)*

All documents and records sighted or evidenced during the audit are detailed in Appendix A.

3.2 Summary of compliance

The status of findings from previous independent audits (IA1 and IA2) that remained open at the conclusion of IA2 is shown in Table 5. It is noted that most of the findings in IA2 were closed at the completion of IA2 (details can be found in the IA2 report).

Table 5: Status of previously Open Findings

Item	CoA	Category	Requirement	IA Findings & Recommendations	Applicant Response	Status
IA1-1	C43	Non-Compliant	The temporary removal and storage of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (approved under SSD 11869481 MOD 1) must be undertaken in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24.	<p>IA1:</p> <p>Findings: As per the recommendation noted in Curio Section 7.2, a heritage specialist is nominated to oversee the works to minimise impacts during the removal and reinstatement stages. However, the removal of heritage fence was executed without the presence of a heritage specialist who will oversee the works to minimise impacts to the heritage values of the original fence.</p> <p>Recommendations: TCG to ensure that during the reinstatement of the removed elements should be in accordance with the required methodology noted in Curio Heritage Impact Statement including the presence of a heritage specialist during reinstatement.</p> <p>TCG to report the non-compliance to Department as per A22.</p> <p>IA2:</p> <p>IA2 Auditor assessment: Letter from RJC Group (heritage specialist), certifying that all stones and fence panels were successfully removed intact in accordance with Methodologies and Section 7.2 of the Curio Projects.</p> <p>TCG has submitted the necessary reports and notification to the appropriate authorities as required for non-compliance.</p> <p>Following TCG's non-compliance notification, the Department requested detailed information on the removal of the heritage fence.</p> <p>The auditor considers the previous non-compliance against C43 still open until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.</p> <p>IA3:</p> <p>IA3 Auditor Assessment: Consistent with the IA2 Auditor Assessment, this non-compliance against C43 remains open until a heritage specialist appointed in accordance with Condition B24, inspect the reinstatement of the heritage fence and confirms in writing that all works have been undertaken in accordance with methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement (HIS), prepared by Curio Projects and dated 11 April 2022.</p> <p>It is also noted that Taylor, in correspondence dated 31/08/2022, advised the Certifier (in accordance with Condition B24) that Curio Projects had been engaged to oversee the heritage fence works. If Taylor intends to use a different heritage specialist to oversee the fence reinstatement works, then resubmission to the Certifier of evidence demonstrating the appointment of a suitably qualified consultant would be required prior to the reinstatement works.</p>	<p>A letter from RJC dated 5 September 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 April 2022.</p>	OPEN
IA2-02	C14	Non-Compliant	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	<p>IA2</p> <p>Non-compliance:</p> <p>On 17 February 2023, a noise complaint was received. SINSW investigated the actions of the contractor and confirmed that due to a concrete pour that day delivery trucks arrived onsite prior to the approved start time of 7 am. A non-compliance certificate was issued to the contractor. SINSW will continue to monitor the situation to assist to prevent similar occurrences. At the time of writing this Report (ie. IA2), the non-compliance had yet to be reported to the Department.</p> <p>Recommendation:</p> <p>It is recommended to raise the non-compliance report and notification to be submitted to the Department against this condition.</p>	<p>School Infrastructure NSW (SINSW) raised the non-compliance notification and report to the Department against Condition C14 in correspondence dated 24 July 2023. Actions reported included:</p> <p>A non-compliance certificate was issued to the contractor.</p> <p>- SINSW has notified the contractor (Taylors) of SSD Hours and their obligations for working times. The contractor have agreed to undertake</p>	CLOSED

Item	CoA	Category	Requirement	IA Findings & Recommendations	Applicant Response	Status
					<p>future works in approved working hours.</p> <p>- Future pours scheduled to occur at 7.30am or later, and all site gates remained closed prior to 7am.</p> <p>Note: A self-reported non-compliance was also issued by SINSW to the Department dated 21 April 2023 against Condition C4 in related to the early on-site arrival of the truck on 8 February 2023.</p> <p>Note: this non-compliance raised in IA2 is technically within the audit period of IA3. This non-compliance is reported in Appendix A, but it is not repeated in Table 6. This non-compliance is now considered closed</p>	

Table 6 presents the findings from the third Independent Audit (IA3) and recommendations in response to each finding are also presented. Detailed findings against each requirement are presented in Appendix A. In summary:

- There were 150 CoCs assessed.
- Five (5) non-compliances were identified during IA3. These relate to the content of the project website, notification of non-compliances to the Department, the timing of CEMP and subplans review and submission of CEMP documentation to the Department and timing of submission the second independent audit (IA2) to the Department. Two of these non-compliances (i.e. content of website and submission of IA2 to the Department) were closed prior to completing IA3.
- Regarding the status of the two (2) non-compliances from the previous audits, one was closed in IA3 and the second one related to the heritage fence remains open until the contractor reinstates the heritage fence in accordance with the consent (refer to Table 5)
- 70 CoCs were considered by the Auditor to be compliant.
- 73 CoCs were considered by the Auditor to be not triggered.
- Three (3) observations were identified. These relate to the version of the Fire Engineering report, sediment fence maintenance and actions on a tree remaining on the construction zone.

The overall outcome of the Independent Audit was generally positive with some deficiencies identified primarily of an administrative and reporting nature.

Table 6: Independent Audit Findings (this Audit IA3)

Item	Ref.	Category	SSD Condition Requirement / Audit Finding	Recommended action	Status
IA3-1	A23	Non-Compliant	<p>Requirement: Access to Information</p> <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> <ol style="list-style-type: none"> a) make the following information and documents (as they are obtained or approved) publicly available on its website <ol 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 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>Non-compliance: The following was observed in the project website:</p> <ul style="list-style-type: none"> • The consent SSD-11869481 as modified (Mod-1 and Mod-2) is not available in the project website • The Staging Report on the website is not the most recent version, approved by the Department, and dated 22 July 2022 • The Waste Management Plan uploaded in the project website is not the most recent version submitted to the Department dated June 2022 	<p>Update the project website to include all documents (latest approved versions) required under Condition A23.</p> <p>Note: at the time of completing this audit, the project website had been updated with the correct documents</p>	CLOSED
IA3-2	A27	Non-Compliant	<p>Requirement: Non-Compliance Notification</p> <p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</p> <p>Non-compliance: The non-compliance with Condition A30 (review of CEMP within 3 months of the submission IA2 or the approval of Mod-2) was not notify to the Department within 7 days after becoming aware of the non-compliance.</p>	<p>Raise a non-compliance to the Department against condition A30 in the Major Project's portal.</p>	OPEN
IA3-3	A30	Non-Compliant	<p>Requirement: Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <ol 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 C41 or C42; (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>Review and update the CEMP and subplans in a timeframe agreed with the Department.</p>	OPEN

Item	Ref.	Category	SSD Condition Requirement / Audit Finding	Recommended action	Status
			Non-compliance: CEMP was not reviewed within 3 months of submission of Independent Audit Report No. 2 (IA2) or within 3 months of the approval of Mod-2 on the 21 March 2023. In addition, there is no evidence that information requested by the Department on 7 October 2022 in response to the updated CEMP (18/07/2022) was submitted to the Department.		
IA3-4	A31	Non-Compliant	<p>Requirement: <i>Revision of Strategies, Plans and Programs</i></p> <p><i>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</i></p> <p>Non-compliance: As the CEMP was not reviewed within 3 months of the approval of Mod-2, a revised version of the CEMP was not submitted to the Department or the Certifier within six weeks of the review in accordance with Condition A31.</p>	As per recommendation in non-compliance with A30	OPEN
IA3-5	A36	Observation	<p>Requirement: <i>Fire Safety</i></p> <p><i>Fire safety for the proposal is to be undertaken in accordance with the Fire Engineering Report prepared by Lehr Consultants International (LCI) dated 17 June 2022 and the relevant requirements of the BCA.</i></p> <p>Observation: The latest version of the Fire Engineering Report (FER) is dated 5 August 2022 whilst Condition A36 requires compliance with the FER dated 17 June 2022. Note: The Certifier, Philip Chun Building Compliance, in the Section 6.28 Crown Design Verification Certification (CDVC5) dated 20 July 2023, refers to the FER (dated August 22) and certifies that the modification works to Building I and J have been designed generally in accordance with the objectives and requirements of SSD11869481 Mod 2, the BCA and the relevant AS.</p>	<p>Inform the Department of the inconsistency between the FER version dated June 2022 noted in condition A36 and the latest FER version dated August 2022 which is referred to in CDVC5 which certifies compliance with SSD11869481 Mod-2, the BCA and the relevant AS.</p> <p>Discuss with the Department whether an administrative modification of SSD11869481 Condition A36 is required to refer to the August 2022 FER version.</p>	OPEN
IA3-6	C9	Observation	<p>Requirement: <i>Implementation of Management Plan</i></p> <p><i>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</i></p> <p>Observation: During the site inspection it was noted that the sediment fence along the south-western boundary of the site next to Bay Road requires maintenance (refer to Photo 22 in Appendix E.</p>	Raise sediment fence along the south-western boundary of the site next to Bay Road and remove construction materials from fence.	OPEN
IA3-7	C20	Observation	<p>Requirement: <i>Tree Protection</i></p> <p><i>For the duration of the construction works:</i></p> <ul style="list-style-type: none"> (a) <i>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;</i> (b) <i>all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</i> (c) <i>all trees on the site that are not approved for removal must be suitably protected prior to and during construction as per the recommendations of the Arboricultural Impact Assessment Report for North Sydney Public School dated 25 August 2021 and supplementary Arboricultural Impact Assessment Revision 3 prepared by Treeism Arboricultural Services date November 2022. Where any inconsistencies in recommendations occur between these two AIAs the recommendations in Revision 3 prevail;</i> (d) <i>if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the</i> 	Contractor to assess whether the tree located within the work zone is a tree approved for removal and report back to SINSW and the Department, including actions to manage the tree in accordance with C20 requirements.	OPEN

Item	Ref.	Category	SSD Condition Requirement / Audit Finding	Recommended action	Status
			<p><i>structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</i></p> <p>Observation: A tree in the work zone (to the north of Building I and next to the hoarding separating the work zone with the operational school) was observed unprotected (refer to Photo 18 in Appendix E). This tree appears to be T42 which is approved for removal, however this could not be confirmed during the site inspection.</p>		
IA3-8	C39	Non-Compliant	<p>Requirement: <i>Independent Environmental Audit</i></p> <p><i>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</i></p> <p>Non-compliance: Independent Audit Report No. 2 and the applicant's responses to the findings were not submitted to the Department within two months of undertaking the audit.</p>	<p>The Independent Audit Report 2 and the applicant/proponent's response to audit findings were submitted to the Planning Secretary on the 24 July 2023.</p> <p>Non-compliance with this condition was reported to the Department on 21 April 2023 and therefore this item is now considered closed by the Auditor.</p>	CLOSED

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

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

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

The project Environmental Management Plans and sub-plans were prepared generally in accordance with the requirements of SSD- 11869481 and the implementation of these plans was verified during the site inspection and records review undertaken during the audit as detailed in Appendix A. These plans included:

- Project Environmental Management Plan (CEMP), 9 June 2022 by Taylor, and subplans attached to the CEMP, acknowledged by the Department on 30 June 2022.
- Project Environmental Management Plan (CEMP), 18 July 2022 by Taylor, submitted to the Department with subplans on 27 September 2022 (2 letters)
- Construction & Pedestrian Traffic Management Plan (CPTMSP), Ason Group dated 8 May 2022.
- Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.
- North Sydney Public School Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.
- Construction Soil and Water Management Plan (CSWMP) provided in Appendix 11 of CEMP (9 June 2022), including an Erosion and Sediment Control Plan and Stormwater Management Plan dated 23 February 2022.
- Community Communication Strategy. Community Communication Strategy (CCS) North Sydney Public School upgrade, SINSW, March 2022.

The Auditor considers that the mitigation and management measures in the plans are generally adequate for the work being undertaken at the time of the audit, noting that the majority of works are currently internal as Buildings J and I structures are complete. However, a review and update of the CEMP and subplans was not conducted within three months of the approval of Mod-2 on the 21 March 2023 or the submission of the second independent audit report on the 5 April 2023 as required in the consent. Further, there is no evidence that information requested by the Department on 7 October 2022 in response to the updated CEMP (18/07/2022), including clarification of changes made in Appendix 5 (Sediment and Erosion Control) and provision of Appendix 9 (Construction and Traffic Pedestrian Management Sub-Plan) was submitted to the Department. Non-compliances have been raised in this audit report against conditions A30 and A31 regarding CEMP review and submission of CEMP documentation to the Department. It is also noted that SINSW in correspondence dated 16 June 2023 (re: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs) advised to the Department that the Applicant is conducting a review of the strategies, plans and programs under the consent in accordance with condition A30.

3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices were issued by the Department during the audit period.

3.5 Other matters considered relevant by the Auditor

Other than the findings of this audit summarised in Section 3.2 and detailed in Appendix A, there are no other matters that the Auditor considers relevant to the audit. Construction activities are well advanced with works expected to be completed in the third quarter of 2023. A lot of the work is currently occurring inside Buildings I and J, so the potential for construction related environmental impacts (noise, water, unexpected finds, etc) is much lower than during the previous demolition and civil/excavation phases.

3.6 Complaints

The project maintains a complaint register, which is published on the Project website and is current as of 31 July 2023.

During the audit period (February to July 2023), 7 complaints were received. These complaints covered various issues, including arrival of a concrete truck prior to approved working hours and associated noise issues (reported in IA2), sediment control, noisy work, unsafe walkway, solar panel glare and lights from construction site. Each complaint was taken into consideration and was addressed accordingly. As of now, all of the complaints have been successfully resolved and closed.

A copy of the complaints register is available on the project website at:

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/north-sydney-public-school-upgrade/2023/july/Complaints_Register_-_July_2023.pdf

3.7 Incidents

The Project maintains an incident register updated up to July 2023. During this audit period, no incidents, as defined by the Consent, were recorded.

3.8 Actual versus predicted impacts

The audit considered the actual impacts based on the site inspection and review of records, on whether they are consistent with the relevant impacts predicted in the development consent's environmental assessment documentation. The Department's SSD Assessment Report (Feb 2022) considered traffic, transport and parking, and built form and urban design (operation) as key project issues.

A summary of the assessment is presented in Table 7.

Table 7: Summary of Predicted Versus Actual Impacts for key construction assessment issues

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Traffic	<p>Increased number of vehicles accessing the site during construction specifically civil work and main works.</p> <p>Traffic management and work zones required when loading/unloading construction materials. A Work Zone was proposed in Bay Road.</p>	<p>A detailed CPTMSP was prepared prior to commencement of work to implement during the duration of construction.</p> <p>Traffic management measures (eg. signage and traffic control personnel) was observed at the Bay Road access during the site inspection on 25 July 2022. A Work Zone Permit at Bay Road has been obtained North Sydney Council (no. 12/22) and it was current at the time of the audit. No heavy vehicles were observed queuing on the Bay Road or parked outside the Work Zone area. No traffic or parking complaints raised during the audit period.</p>	Y
Parking	<p>Overflow of parking onto residential streets during construction.</p>	<p>No construction vehicles observed parked along Bay Road, except in the approved Work Zone. Provision made for a traffic controller and signage as discussed above. Contractor encouraged car-pooling and public transport. No traffic or parking complaints raised during the audit period.</p> <p>Refer the site photos taken on the 25 July 2023 – Appendix E.</p>	Y
Built form/visual impact	<p>Visual impact from construction activities.</p> <p>Visual impact from proposed built form from Bay Road</p>	<p>Mitigation measure was implemented through provision of site hoardings and boundary screening around the construction site perimeter. This was observed during the site inspection on 25 July 2023.</p>	Y
Acoustic impact	<p>Noise generated from construction activities predicted to potentially exceed noise limits for noise affected receivers at times. Noise control mitigation measures such as noise barriers, working hours, works notifications and complaints handling required to manage construction noise in a CNVMP.</p>	<p>CNVMP was prepared to manage construction noise and vibration. Mitigation measures in the CNVMP implemented, such as installation of hoardings, construction hours and OOHWs generally conducted in accordance with the consent, notifications to residents of OOHW works, issue of project updates to residents with overview of current and upcoming works, implementation of complaint management system, signage at site with project information, contact details and construction hours. Two noise complaints received during the audit period, which were resolved and closed.</p>	Y

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Vibration impact	Certain construction activities and equipment have potential to generate vibration. A CNVMP to be prepared.	CNVMSPP was prepared to manage construction noise and vibration. No vibration generating activities have occurred during the audit period.	Y
Tree removal and Tree Protection	Some trees, located within the civil works footprint, required to be removed (nineteen (19) trees approved for removal in the consent). Trees in the vicinity of the works but not requiring removal to be protected.	Trees were removed in accordance with the consent. Trees that needed to be retained were provided protection as per site observation 25 July 2023. Refer to observation made on C20, IA3-10 and photos of this report - Appendix E.	Y
Contamination	No significant contamination identified in contamination studies as the site has been previously used as educational establishment since approx.. 1931 and prior as residential. The exception was a location with asbestos impacted fill. No Acid Sulfate Soils identified.	Asbestos impacted materials successfully removed prior to the current audit period. No identification of contaminated materials noted during the audit period.	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 construction.	Y
Non-Aboriginal Heritage – heritage fence	Minor impacts to the heritage fence along Bay Rd, which is listed as a local heritage item, predicted with provision of a new access point from Bay Road. The consent provides for the permanent removal of 3.5m of the fence to provide for the pedestrian entry and temporary removal of 3.1m to provide for temporary construction access and egress, with reinstatement after construction vehicle access is not longer required.	Implementation of mitigation measures including 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. A non-compliance was raised against C43 due to the heritage specialist not being present during the removal of the heritage fence in accordance with the consent (for details refer to Appendix A). Necessary reporting and notification were performed under this non-compliance.	N
Water Quality	Mitigation measures required to prevent erosion and sedimentation from the construction site.	A CSWMSP prepared to manage construction stormwater. It included an Erosion and Sediment Control Plan. The CSWMSP was observed being implemented during the audit inspection.	Y
Waste	Waste generated during construction to be managed in	Waste is managed in accordance with Construction Waste Management Plan.	Y

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	accordance with a Construction and Demolition Waste Management Plan	Waste is separated in designated areas and classified, managed and disposed off in accordance with the consent.	

3.9 Key strengths and environmental performance

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

- The compliance records were available at the time of the site inspection and during interviews with TCG and T&T personnel.
- Relevant environmental and compliance records were being collected generally as required under the consent.
- Regular HSE inspections were conducted.
- Mitigation measures in the CEMP and sub-plans were generally implemented.

4. CONCLUSIONS

This Audit Report presents the findings from the third independent audit (IA3) for the construction phase and applicable conditions related to the Stage 1 occupation of Building G, covering the period from February 2023 to July 2023 (audit period). This audit was undertaken in accordance with the State Significant Development SSD-11869481 Conditions of Consent (CoC) C36 and the Department of Planning and Environment's (the Department) 2020 document titled '*Independent Audit Post Approval Requirements*' (IAPAR). The site inspection and interview with key project personnel was conducted on 25 July 2023.

The overall outcome of the Independent Audit was generally positive with some deficiencies identified. Compliance records were available at the time of the site inspection and interviews with Project personnel from T&T and TCG. Relevant environmental and compliance records were being collected generally as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. In summary:

- There were 150 CoCs assessed.
- Five (5) non-compliances were identified during IA3. These relate to the content of the project website, notification of non-compliances to the Department, the timing of CEMP and subplans review and submission of CEMP documentation to the Department and timing of submission the second independent audit to the Department. Two of these non-compliances (ie. content of website and submission of IA2 to the Department) were closed prior to completing IA3.
- Regarding the status of the two (2) non-compliances from previous audits, one was closed in IA3 and the second one related to the heritage fence remains open until the contractor reinstates the heritage fence in accordance with the consent (refer to Table 5).
- 70 CoCs were considered by the Auditor to be compliant.
- 73 CoCs were considered by the Auditor to be not triggered.
- Three (3) observations were identified. These relate to the version of the Fire Engineering report, sediment fence maintenance and actions on a tree remaining on the construction zone.

Table 5 and Table 6 present the summary of audit findings with recommendations, and Appendix A present the detailed audit findings.

The Auditor would like to thank the auditees from TCG and T&T for their high level of organisation, cooperation and assistance during the Independent Audit.

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

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

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

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APPENDIX A – SSD 11869481 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
SCHEDULE 2				
PART A: ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection and interview with Auditees 25/07/2023 Evidence referred to elsewhere in this audit table.	During the site inspection conducted during this audit, interviews with project personnel and review of project records, reasonable and feasible measures to prevent any material harm to the environment were observed during the audit period. The following key measures were observed during the audit: <ul style="list-style-type: none"> • Hoarding around the works have been installed (noting that as façade works in Building I are complete, hoarding in Bay Road next to Building I has been removed to allow for landscaping works); • Tree protection zone fencing, and signage were in place; • Site notice was installed at the site entry; • Erosion and sedimentation controls i.e., silt fence, pump set-up into the detention pit, and coir logs were installed at the low point areas and where required; • Chemical storage area and spill kits were available onsite at point of use; • Plant and equipment maintenance register was available and up to date; Hammertech (electronic Platform used by Taylor where inductions, register of equipment, maintenance records, inspections, etc) sighted. • Construction vehicles parked along the Bay Road in construction zone authorized by Council; • No dust and no mud tracking; and • No signs of damage on heritage fence. 	Compliant
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; 	Site inspection and interview with Auditees 25/07/2023 Development Consent SSD 11869481 dated 21/02/2022 issued by the Department of Planning and Environment (DPE) SSD 11869481 Modification 1 - Modification of approved window and door components to meet Building Code of	There have been no written directions from the Planning Secretary (as reported by the auditee or identified in project records). The Project design and delivery as it could be observed during the audit inspection and records reviewed	Compliant

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	<p>(c) generally, in accordance with the EIS, Response to Submissions, modification application (SSD 11869481 MOD 1) and as amended by modification application (SSD 11869481 MOD 2);</p> <p>(d) in accordance with the approved plans in the table below:</p> <table border="1" data-bbox="409 510 1219 1908"> <thead> <tr> <th colspan="4" data-bbox="409 510 1219 558">Architectural drawings prepared by <i>Fulton Trotter Architects</i></th> </tr> <tr> <th data-bbox="409 558 578 606">Dwg No.</th> <th data-bbox="578 558 667 606">Rev</th> <th data-bbox="667 558 1056 606">Name of Plan</th> <th data-bbox="1056 558 1219 606">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>S</td><td>Proposed Site Plan</td><td>30/06/2022</td></tr> <tr><td>SD-1101</td><td>I</td><td>Tree Retention Plan</td><td>20/06/2022</td></tr> <tr><td>SD-1103</td><td>L</td><td>Streetscape Elevations and School Signage</td><td>30/06/2022</td></tr> <tr><td>SD-1104</td><td>P</td><td>Site Section 01</td><td>20/07/2022</td></tr> <tr><td>SD-1105</td><td>K</td><td>Site Section 02</td><td>30/06/2022</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>O</td><td>Site Entry</td><td>30/06/2022</td></tr> <tr><td>SD-2001</td><td>V</td><td>Building J – Level 1 Floor Plan</td><td>30/06/2022</td></tr> <tr><td>SD-2002</td><td>U</td><td>Building I – Level 1 Floor Plan</td><td>30/06/2022</td></tr> <tr><td>SD-2003</td><td>S</td><td>Building J – Level 2 Floor Plan</td><td>30/06/2022</td></tr> <tr><td>SD-2004</td><td>S</td><td>Building I – Level 2 Floor Plan</td><td>30/06/2022</td></tr> <tr><td>SD-2005</td><td>S</td><td>Building I – Level 3 Floor Plan</td><td>30/06/2022</td></tr> <tr><td>SD-2006</td><td>O</td><td>Building J – Roof Plan</td><td>20/07/2021</td></tr> <tr><td>SD-2007</td><td>P</td><td>Building I – Roof Plan</td><td>20/07/2021</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 Ceiling Plan</td><td>14/03/2022</td></tr> <tr><td>SD-2105</td><td>E</td><td>Building I – Level 2 Reflected Ceiling Plan</td><td>14/03/2022</td></tr> <tr><td>SD-3001</td><td>R</td><td>Building I & J – Elevations 01</td><td>20/07/2021</td></tr> <tr><td>SD-3002</td><td>M</td><td>Building I & J – Elevations 02</td><td>30/06/2022</td></tr> <tr><td>SD-3003</td><td>N</td><td>Building J – Elevations 03</td><td>30/06/2022</td></tr> <tr><td>SD-3004</td><td>P</td><td>Building I – Elevations 04</td><td>30/06/2022</td></tr> <tr><td>SD-3101</td><td>I</td><td>Building I & J – Section 01</td><td>30/06/2022</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	S	Proposed Site Plan	30/06/2022	SD-1101	I	Tree Retention Plan	20/06/2022	SD-1103	L	Streetscape Elevations and School Signage	30/06/2022	SD-1104	P	Site Section 01	20/07/2022	SD-1105	K	Site Section 02	30/06/2022	SD-1106	G	External Materials and Finishes	11/11/2021	SD-1109	O	Site Entry	30/06/2022	SD-2001	V	Building J – Level 1 Floor Plan	30/06/2022	SD-2002	U	Building I – Level 1 Floor Plan	30/06/2022	SD-2003	S	Building J – Level 2 Floor Plan	30/06/2022	SD-2004	S	Building I – Level 2 Floor Plan	30/06/2022	SD-2005	S	Building I – Level 3 Floor Plan	30/06/2022	SD-2006	O	Building J – Roof Plan	20/07/2021	SD-2007	P	Building I – Roof Plan	20/07/2021	SD-2012	F	Building G – Level 1 Floor Plan	27/08/2021	SD-2103	E	Building J – Level 2 Reflected Ceiling Plan	14/03/2022	SD-2104	E	Building I – Level 3 Reflected Ceiling Plan	14/03/2022	SD-2105	E	Building I – Level 2 Reflected Ceiling Plan	14/03/2022	SD-3001	R	Building I & J – Elevations 01	20/07/2021	SD-3002	M	Building I & J – Elevations 02	30/06/2022	SD-3003	N	Building J – Elevations 03	30/06/2022	SD-3004	P	Building I – Elevations 04	30/06/2022	SD-3101	I	Building I & J – Section 01	30/06/2022	<p>Australia requirements and temporary removal of heritage fence and stone gutter to allow for construction access, approved on 9/06/22 by DPE</p> <p>SSD 11869481 Modification 2 - Modification of fire safety systems and design of Buildings I and J for improved Building, approved on 21/03/2023 by DPE</p> <p>Approved architectural drawings prepared by Fulton Trottes Architects</p> <p>Environmental Impact Statement (EIS) for North Sydney Public School Upgrade, 27/08/2021 by Gyde</p> <p>Response to Submission (RTS) SSD11869481 - North Sydney Public School Upgrade, 5/11/2021 by Gyde</p> <p>CC1- BCA dated 21/02/2022 issued by Philip Chun Building Compliance Development Consent for the initial requirements of the upgrading project.</p> <p>CC2 - BCA dated 29/04/2022 issued by Philip Chun 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>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun</p> <p>Early Works Crown Occupation Verification Certificate (COVC1) dated 17/07/2023 for new playground timber decks and synthetic turning on the norther side (behind) building I issued by Philip Chun</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p> <p>Crown Occupation Verification Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p>	<p>appears consistent with the EIS and RtS as modified under Mods 1 and 2.</p> <p>The design and construction have been verified by the Certifier through issue of the Crown Certificates.</p>	
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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>	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Review of project records</p>	<p>The auditees advised that they did not receive any directions from the Planning Secretary during the audit period (February to July 2023). No directions were identified in the project files for the audit period.</p>	Not Triggered																																																				
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<p>Site inspection and interviews with Auditees 25/07/2023</p> <p>Review of project records</p>	<p>There were no inconsistencies identified during this audit period.</p>	Not Triggered																																																				
Limits of Consent																																																								
A5	<p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	<p>Letter was sent to DPE on 29 April 2022 advising that construction will commence on 4 May 2022.</p> <p>Site inspection and interview with Auditees 25/07/2023</p>	<p>IA2 indicates that construction works were notified as commencing on 4 May 2022, but that construction physically commenced on 13 July 2022. Construction works were ongoing at the time of this audit.</p>	Compliant																																																				
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A6	<p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p>	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>EP&A Regulation 2021</p>	<p>This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Submission 1 of the</p>	Compliant																																																				

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		<p>Development consent SSD 11869481 dated 21/02/2022 as amended on 9/06/22 (Mod-1) and 21/03/23 (Mod-2)</p> <p>CC1- BCA dated 21/02/2022 issued by Philip Shun Building Compliance</p> <p>CC2 - BCA dated 29/04/2022 issued by Philip Shun Building Compliance Development Consent based on the structural and civil drawings as listed in Appendix A1</p> <p>CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Isaac, Architect, Fulton Trottes Architects</p> <p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun</p> <p>Early Works Crown Occupation Verification Certificate (COVC1) dated 17/07/2023 for new playground timber decks and synthetic turning on the norther side (behind) building I issued by Philip Chun</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p> <p>Crown Occupation Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p>	<p>EP&A Regulation 2021, and with regards to the Project primarily relate to compliance with the BCA.</p> <p>Construction and Occupation Certificates have been issued with references to the BCA to the extent of works that it covers.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	
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.	Site inspection and interview with Auditees 25/07/2023	No disputes identified by the auditees or by the auditor during the audit.	Not Triggered
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Council Permit # 400/23 dated 5/07/2023, for Standing of Saw Cutting and Hand Digging to connect existing plumbing for works 6-15 July 2023 (7am-5pm)</p> <p>Council Work Zone Permit 12/22, dated 22/06/2022, and then renewal on 3/08/2023 until 2/09/2023, issued by North Sydney Council</p> <p>Notice of Requirements Section 73 Subdivider / Compliance Certificate 20/06/2022 issued by Sydney Water</p> <p>Works Notification 4/07/2023 to residents for connection to Sydney Water infrastructure in the road and footpath between 5-15 July 2023 during approved work hours.</p> <p>Works Notification 28/07/2023 to residents for inaudible out of hours works on 29/07/2023 and 30/07/2023 and during a number of days in August 2023.</p> <p>Site inspection and interview with Auditees 25/07/2023</p>	<p>During the audit period, consultation with North Sydney Council was undertaken regarding the connection to main water during the July 2023 school holidays. Council issued a permit #400/23 for use of equipment and hand digging.</p> <p>Notifications to residents dated 4/07/2023 and 28/07/2023 were submitted for the connection to the water main and for some inaudible out of hours works.</p> <p>Consultation was undertaken with North Sydney Council regarding the renewal of the Work Zone Permit (permit 12/22). Work Zone permit 12/22 renewed to the 2/09/2023</p> <p>Notice of Requirements Section 73 Subdivider / Compliance Certificate 20/06/2022 issued by Sydney Water</p>	Compliant

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Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Staging Report Version 3 dated 22/07/2022 Letter DPE to SINSW 22/07/22 (approval of Staging Report Version 3 dated 22 July 2022) Site inspection and interview with Auditees 25/07/23	The Staging Report V3 dated 22/7/22 (submitted to the Department on 21/7/22 and approved on the 22/7/22) provides construction as a single stage and operations in two stages. DPE approved the Staging Report V3 on 22/07/2022. The auditee advised that no other Staging Reports have been submitted to DPE. A non-compliance identified against this condition in the second Independent Audit (IA2) regarding the submission of the Staging Report to DPE more than one month from commencement of the first stage of operations of Building G has been closed as reported in Table 6 of IA2.	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 Version 3 dated 22/07/2022 Staging Report submitted on 21 July and approved by DPE on 22/07/2022 Letter from DPE 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 approved by Department on 22/07/22. No update on the Staging Report has been made since the last audit, as reported to the auditee.	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.	Staging Report Version 3 dated 22/07/2022 Staging Report submitted on 21 July and approved by DPE on 22/07/2022	The project was staged in accordance with the Staging Report, as approved by the Planning Secretary.	Compliant
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	DPE letter to SINSW 22/07/22 (approval of staging report) Site inspection and interview with Auditees 25/07/2023	The works or activities carried out in a specific stage were complied with at the relevant time as identified in the Staging Report.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (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	Site inspection and interview with Auditees 25/07/2023 Staging Report, version 3, dated 22/07/22 by Taylor Letter 22/07/22 DPE to SINSW re: approval of staging report	The auditees indicate that there have been no changes in management plans, strategies, or programs since the last audit.	Not Triggered

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	<p>any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
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>Site inspection and interview with Auditees 25/07/2023</p> <p>Staging Report, version 3, dated 22/07/22 by Taylor</p> <p>Letter 22/07/22 DPE to SINSW re: approval of staging report</p>	The auditees indicate that there have been no changes in management plans, strategies, or programs since the last audit.	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>Site inspection and interview with Auditees 25/07/2023</p> <p>Staging Report, version 3, dated 22/07/22 by Taylor</p> <p>Letter 22/07/22 DPE to SINSW re: approval of staging report</p>	The auditees indicate that there have been no changes in management plans, strategies, or programs since the last audit.	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>Site inspection and interview with Auditees 25/07/2023</p> <p>Staging Report, version 3, dated 22/07/22 by Taylor</p> <p>Letter 22/07/22 DPE to SINSW re: approval of staging report</p>	The auditees indicate that there have been no changes in management plans, strategies, or programs since the last audit.	Not Triggered
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, which are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</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>CC1- BCA dated 21/02/2022 issued by Philip Chun Building Compliance Development Consent for the initial requirements of the upgrading project.</p> <p>CC2 - BCA dated 29/04/2022 issued by Philip Chun 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>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun</p> <p>Early Works Crown Occupation Verification Certificate (COVC1) dated 17/07/2023 for new playground timber decks</p>	<p>The issue of Occupation Certificates, Crown Design Verification Certificates and Occupation Certificates by Certifier provides for compliance with the BCA to the extent of works that it covers.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>and synthetic turning on the norther side (behind) building I issued by Philip Chun</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p> <p>Crown Occupation Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p>		
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun</p> <p>Design Certificate External Walls System Certificate by Greg Isaac Fulton Trotter Architects 11/04/2022</p> <p>Staging Report dated 22/07/22</p> <p>Interview with Auditees 25/07/2023</p>	<p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun, references:</p> <ul style="list-style-type: none"> - External Wall System Design Certificate Fulton Trotter Architects 24/11/22 - External Walls Design Certificate by Fulton Trotter Architects 11/04/2022. <p>Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22</p> <p>No further changes in this requirement during the audit period.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	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> <ul style="list-style-type: none"> (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; and (b) the quality and durability of any alternative material is the same standard as the approved external building materials. 	<p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun</p> <p>Design Certificate External Walls System Certificate by Greg Isaac Fulton Trotter Architects 11/04/2022</p> <p>Staging Report dated 22/07/22</p> <p>Interview with Auditees 25/07/2023</p>	<p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun, references:</p> <ul style="list-style-type: none"> - External Wall System Design Certificate – this is to satisfy conditions A19 & B4 of SSD 11869481, Fulton Trotter Architects 24/11/22. <p>Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	Compliant
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<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>	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>CC3 – Wall System Design Certificate dated 11/04/2022 issued by Greg Issac, Architect, Fulton Trottes Architects</p> <p>Section 6.28 Crow Design Verification Certificate by Philip Chun – Upgrade to NSPS included internal fit outs and associated services of Building I&J</p> <p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun</p> <p>Early Works Crown Occupation Verification Certificate (COVC1) dated 17/07/2023 for new playground timber decks and synthetic turning on the norther side (behind) building I issued by Philip Chun</p> <p>The CEMP and sub-plans referred to elsewhere in this Audit Table</p>		
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Site inspection and interview with Auditees 25/07/2023	The auditees are not aware of any direction 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 particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Project Environmental Management Plan (CEMP) for NSPS Rev 3, 9 June 2022, and revision dated on 18 July 2022, both submitted to DPE.</p> <p>Independent Audit No. 1 (IA1), WolfPeak, September 22, Independent Audit No. 2 (IA2), WolfPeak, April 23, Independent Audit No. 3 (IA3), WolfPeak, August 23</p> <p>HSE Inspection 11/07/2023 performed by Taylor HSE Inspection 20/07/2023 performed by Taylor HSE Inspection 27/07/2023 performed by Taylor</p> <p>Compliance Safety External Audit Report 1 – Site Inspection 11/07/2023 by Safety Assurance Survey Compliance Safety External Audit Report 2 – Risk Review 11/07/2023 by Safety Assurance Survey</p> <p>Floc Performance Report (Job No. 2208) 05/09/2022, Taylor Floc Performance Report (Job No. 2208) 07/07/2022, Taylor Floc Performance Report (Job No. 2208) 17/07/2022, Taylor Floc Performance Report (Job No. 2208) 21/07/2022, Taylor</p> <p>Site inspection on 25/07/2023</p> <p>Records reviewed during audit.</p>	<p>Division 9.4 of Part 9 of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.), and with records retained.</p> <p>No notifiable incidents have occurred during the audited period. A number of non-compliances were notified to DPE during the audit period in response to the findings IA1 (refer to Table 5 of this Audit Report for details), and these non-compliances notifications are now closed.</p> <p>No monitoring has been required to be carried out the construction works during the audited period. Weekly formal site inspections covering environmental items, eg. waste management, water management, are undertaken by the auditee. Weekly formal site inspections by Site Manager sighted by the auditor, are kept in Hammertch (electronic Platform used by Taylor where inductions, register of equipment, maintenance records, inspections and other project information are kept and maintained).</p> <p>Monthly external audits undertaken by Safety Assurance Survey, which primarily cover safety but also covers issues such as access, waste, emergency etc.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>The first, second and third Independent Audits were completed in accordance with the Department's Independent Audit Post Approval Requirements (IAPAR 2020).</p> <p>Water quality sampled before discharges (stormwater collected at construction site).</p> <p>Regular internal audits, such as HSE inspections conducted by the contractor, along with external compliance safety audits, have been consistently performed on site.</p> <p>Water quality monitoring was undertaken prior to the discharge off-site.</p>	
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> <ol 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>Project website:</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-sydney-public-school-upgrade.html</p>	<p>The Project website contains:</p> <p>a) (i), (ii), (iii) Required management plans and strategies found on website.</p> <p>(iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken.</p> <p>(vi) Current project updates provided on website.</p> <p>(vii) Contact details provided for feedback, questions, and comments [schoolinfrastructure@det.nsw.edu.au].</p> <p>(viii) Complaints register updated to 31 July 2023 found on website.</p> <p>(ix) The audit report (IA2) is available on the website. –</p> <p>(x) it is understood that no directions have been received from the planning Secretary.</p> <p>b) The website appears be maintained with up-to-date information</p> <p>Non-Compliant: The following was observed in the project website:</p> <ul style="list-style-type: none"> • The consent SSD-11869481 as modified (Mod-1 and Mod-2) is not available in the project website • The Staging Report on the website is not the most recent version, approved by DPE, and dated 22/7/22 • The Waste Management Plan uploaded in the website is not the most recent version submitted to DPE dated June 2022 <p>Recommendation: Update the project website to include all documents (latest approved versions) required under Condition A23.</p>	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Note: at the time of finishing this audit report the Project Website had been updated and therefore this non-compliance is now considered closed	
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Site inspection and interview with Auditees 25/07/2023 TCG Induction Forms in Hammertech included awareness of the SSDA requirements e.g., Form sighted # 691 and Declaration for volunteers and non child related contractor (standard SINSW form)	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training. The requirement of awareness to the SSD conditions is included in the checklist and induction form. Employees and contractors are inducted, register kept in Hammertech (sighted). The register includes names, employer, DoB, Induction number, Test Status and Induction Status.	Compliant
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Site inspection and interview with Auditees 25/07/2023 Incident register current as of July 2023	The Project maintains an Incident Register in Hammertech, current up to July 2023, which recorded no reportable incidents during the audit period.	Not Triggered
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	Site inspection and interview with Auditees 25/07/2023 Incident register current as of July 2023	No incidents as defined by the consent were identified by auditee during the audit period	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.	All non-compliances identified in IA2 were self-reported to DPE and closed out (refer to IA2 and Table 5 of this Audit report) Letter 21/04/2023 SINSW-DPE: North Sydney Primary School (SSD-11869481): Notification of Non-Compliances in accordance with Condition A27 and A28 Letter 24/07/2023 SINSW-DPE: North Sydney Public School Upgrade (SSD-11869481): Notification of Non-Compliances in accordance with Condition A27 & A28 Letter 16/6/23 SINSW-DPE: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs	All non-compliances identified in IA2 have been self-reported to DPE and are closed out (refer to IA2 and Table 5 of this Audit report). Letter 21/04/2023 SINSW-DPE: North Sydney Primary School (SSD-11869481): Notification of Non-Compliances in accordance with Condition A27 and A28, which reports non-compliances against C39 (late submission of IA2 report), C4 (arrival of concrete truck not within approved hours on the 8/02/2023) and A27 (late notification of non-compliance with Condition C4) Letter 24/07/2023 SINSW-DPE: North Sydney Public School Upgrade (SSD-11869481): Notification of Non-Compliances in accordance with Condition A27 & A28, which reports non-compliance associated with C14 (arrival of concrete truck not within approved hours on the 8/02/2023). Letter 16/6/23 from SINSW to DPE (re: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs) indicates that the Applicant is conducting a review of the strategies, plans and programs under the consent in accordance with condition A30. Non-compliance: The non-compliance with Condition A30 (review of CEMP within 3 months of the	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>submission IA2 or the approval of Mod-2) was not notified to the DPE within 7 days after becoming aware of the non-compliance</p> <p>Recommendation: Raise a non-compliance to DPE against condition A30 in the Major Project's portal</p>	
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	As above	As above. All non-compliances identified in IA2 have been self-reported to DPE and are closed out (refer to IA2 and Table 5 of this Audit report)	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<p>Documents presented for incident under A25-A26</p> <p>Documents presented for non-compliance under A27 to A28</p>	No reportable incidents during the audit period reported.	Not Triggered
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>CEMP (also referred to in project documentation as the Project Environmental Management Plan (PEMP)) versions:</p> <ul style="list-style-type: none"> - CEMP, dated 9/06/2022 - CEMP, dated 18/07/2022 - CEMP, dated 24/01/2023 <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP (dated 18/07/2022) with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP with update on Appendix 13 Sediment Control Plan</p> <p>DPE email to NSW Department of Education dated 7/10/2022, Subject: Upgrade to North Sydney Public School – Project CEMP: Update – More Information Required</p> <p>Letter 16/6/23 SINSW-DPE: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs</p>	<p>The CEMP (9/06/2022) was submitted the DPE who acknowledged receipt of the CEMP with no issues raised in DPE correspondence dated 30/06/2022.</p> <p>The updated CEMP (18/07/2022) was submitted to DEP by SINSW on 27/09/2022 (two letters) with changes made on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan and Appendix 13 Sediment Control Plan. DPE in email to NSW Department of Education dated 7/10/2022 requested additional information before accepting the updated CEMP, including clarification of changes made in Appendix 5 and to provide Appendix 8 (which was not provided in the updated version). There is evidence that requested information was provided to DPE.</p> <p>A revised version of the CEMP (24/01/2023) was made available to the auditor during this audit. No evidence was found that the CEMP (24/01/2023) had been submitted to DPE or the Certifier.</p> <p>Letter 16/6/23 from SINSW to DPE (re: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs) indicates that the Applicant is conducting a review of the strategies, plans and programs under the consent in accordance with condition A30.</p> <p>Non-compliance: The CEMP was not reviewed within 3 months of submission of Independent Audit Report No. 2 (IA2) or within 3 months of the approvals of Mod-2 on the 21 March 2023. In addition, there is no evidence that information requested by the Department on 7 October 2022 in response to the updated CEMP (18/07/2022) was submitted to the Department.</p>	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Recommendation: Review and update the CEMP and subplans in a timeframe agreed with the Department.	
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>CEMP (also referred to in project documentation as the Project Environmental Management Plan (PEMP)) versions:</p> <ul style="list-style-type: none"> - CEMP, dated 9/06/2022 - CEMP, dated 18/07/2022 - CEMP, dated 24/01/2023 <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP (dated 18/07/2022) with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP with update on Appendix 13 Sediment Control Plan</p> <p>Letter 16/6/23 SINSW-DPE: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs</p>	<p>Non-compliance: As the CEMP was not reviewed within 3 months of the approval of Mod-2, a revised version of the CEMP was not submitted to DPE or the Certifier within six weeks of the review in accordance with Condition A31</p> <p>Recommendation: As per recommendation in non-compliance with A30</p> <p>Refer to non-compliance in A30</p>	Non-Compliant
Compliance Reporting				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<p>Site inspection and interview with Auditees 25/07/23</p> <p>Compliance Reporting Post Approval Requirements (CRPAR) (Department 2020)</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p> <p>Crown Occupation Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p> <p>Staging Report Version 3 dated 22/07/2022</p> <p>Letter DPE to SINSW 22/07/22 (approval of Staging Report Version 3 dated 22 July 2022)</p> <p>Letter from TT to TCG dated 19/09/2022, re: Notice of Actual Completion Date – Milestone 1, 3, 4 and 6</p>	<p>Compliance Reporting has not been triggered for construction which is not required under CRPAR 2020.</p> <p>The Staging Report V3 dated 22/7/22 (submitted to the Department on 21/7/22 and approved on the 22/7/22) provides construction as a single stage and operations in two stages. Stage 1 operation relates to Building G.</p> <p>Two Occupation Certificates have been issued for Stage 1 operation (Building G), one dated 21/07/2022 and the other dated 7/09/2022. Further, TT letter to TCG dated 19/09/2022 indicates the completion date for the refurbishment of Building G as the 7/09/2022. Based on that, the date of occupation of Building G has been taken as 7/09/2022 for the purpose of Operational Compliance Reporting in accordance with A32.</p> <p>Under CRPAR, operation compliance reports are required at intervals no greater than 52 weeks from the date of commencement of operation (annually). Consequently, an Operation Compliance Report for Building G (Stage 1 Operation) will be required prior to the 7 September 2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	<p>Site inspection and interview with Auditees 25/07/23</p> <p>Compliance Reporting Post Approval Requirements (CRPAR) (Department 2020)</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p> <p>Crown Occupation Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p> <p>Staging Report Version 3 dated 22/07/2022</p> <p>Letter DPE to SINSW 22/07/22 (approval of Staging Report Version 3 dated 22 July 2022)</p> <p>Letter from TT to TCG dated 19/09/2022, re: Notice of Actual Completion Date – Milestone 1, 3, 4 and 6</p>	Refer to A32	Compliant
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	<p>Site inspection and interview with Auditees 25/07/23</p> <p>Compliance Reporting Post Approval Requirements (CRPAR) (Department 2020)</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p> <p>Crown Occupation Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p> <p>Staging Report Version 3 dated 22/07/2022</p> <p>Letter DPE to SINSW 22/07/22 (approval of Staging Report Version 3 dated 22 July 2022)</p> <p>Letter from TT to TCG dated 19/09/2022, re: Notice of Actual Completion Date – Milestone 1, 3, 4 and 6</p>	Refer to A32	Compliant
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Site inspection and interview with Auditees 25/07/23	The auditor is not aware of any approval from the Planning Secretary to cease the ongoing annual operation compliance reports	Not Triggered
Fire Safety				
A36	<p>Fire safety for the proposal is to be undertaken in accordance with the Fire Engineering Report prepared by <i>Lehr Consultants International (LCI)</i> dated 17 June 2022 and the relevant requirements of the BCA</p> <p>(MOD-2)</p>	<p>NSPS Fire Engineering Report (FER) Rev A 17/06/2022, prepared by Lehr Consultants International (LCI)</p> <p>Email 12/07/2023 from LCI re: fire engineer confirming the latest FER applicable to the project – this is to satisfy conditions A36 of SSD 11869481 MOD 2</p> <p>Building Compliance Crown Design Verification Certification (CDVC5) dated 20/7/23, issued by Philip Chun</p>	<p>FRE provided by Taylor is dated 5 August 22, but Condition A36 refers to version dated 17 June 2022.</p> <p>The Crown Design Verification Certificate 5 (CDVC5, dated 20/7/2023) refers to the FRE August 22 version. Further CDVC5 relies on email from fire engineer confirming the last FER (August 22) applicable to the project (to satisfy Condition A36 of SSD11869481 Mod-2).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Fire Engineering Report Rev B 5/08/2022 prepared by Lehr Consultants International (LCI)	<p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p> <p>Observation: The latest version of the Fire Engineering Report (FER) is dated 5 August 2022 whilst Condition A36 requires compliance with the FER dated 17 June 2022. Note: The Certifier, Philip Chun Building Compliance, in the Section 6.28 Crown Design Verification Certification (CDVC5) dated 20/7/23, refers to the FER (dated August 22) and certifies that the modification works to Building I & J have been designed generally in accordance with the objectives and requirements of SSD11869481 Mod 2, the BCA and the relevant AS.</p> <p>Recommendation: Inform the Department of the inconsistency between the June 22 FER version noted in condition A36 and the latest FER version dated August 22 which is referred to in CDVC5 which certifies compliance with SSD11869481 Mod 2, the BCA and the relevant AS. Discuss with the Department whether an administrative modification of SSD11869481 Condition A36 is required to refer to the August 22 FER version.</p>	
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.	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Letter 29/04/22 SINSW to DPE re: Notification of Construction Commencement</p> <p>Self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development</p> <p>Crown Occupation Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p>	<p>Letter sent to Department on 29 April 2022 advised that main works construction will commence on 4 May 2022.</p> <p>Self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development. As indicated below, a non-compliance was raised in IA2 against B2 in relation to the late notification and the non-compliance was closed in the IA2 report.</p> <p>Occupation Certificates for Building G were issued in July and September 2022 (refer to Condition A32).</p>	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.	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Staging Report submitted on 21 July and accepted by DEPARTMENT's Matt Wood on 22/07/2022.</p> <p>Refurbishment of Building G, issued by Philip Chun</p> <p>Staging Report Version 3 dated 22/07/2022</p>	<p>Construction is not staged.</p> <p>Operations is split into two stages (the operations of Building G and the operations of the Building I & J).</p> <p>A non-compliance was raised in IA2 against B2 and the non-compliance was closed in IA2 report. IA2 indicates that a self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Letter DPE to SINSW 22/07/22 (approval of Staging Report Version 3 dated 22 July 2022)</p> <p>Upgrade to North Sydney Public School – SSD-11869481-PA-13 - Non-compliance notification in accordance with Condition A27 and 28. Related to the Operational Handover of Building G at North Sydney Public School. Intrinsicly linked to the Staging Report submitted under SSD-11869481-PA-12</p>	<p>commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. The non-compliance raised in IA2 was closed in the IA2 report.</p> <p>No changes from the last audit. Commencement of operation for Building I and J is expected to occur later 2023.</p>	
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>Interview with Auditees 25/07/2023</p> <p>Design Structural Certificate by TTW submitted to CA and CA certified CC#2 dated 29 April 2022.</p> <p>Structural Engineer was suitable and qualified as per the Design Structural Certificate dated 11 April 2022 by TTW Hun Nguyen Technical Director</p> <p>Structural Design Certificate for NSPS Building I and J, 21/06/2023 issued by TTW</p> <p>Building Compliance Crown Design Verification Certification (CDVC5) dated 20/7/23, issued by Philip Chun</p>	<p>Structural Design Certificate was issued by TTW P/L dated 21/06/2023 and included in the Crown Design Verification Certification CDVC5 issued by the Certifier (Philip Chun) dated 20/07/2023 for design modifications approved under SSD 11869481 MOD 2.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	Compliant
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>External Wall and Cladding Certificate Fulton Trotter Architects 11 April 2022</p> <p>The Design was accepted by PCA on 28 April 2022.</p> <p>Building Compliance Crown Design Verification Certification (CDVC5) dated 20/7/23, issued by Philip Chun and references as follows::</p> <ul style="list-style-type: none"> - "External Wall System Design Certificate – this is to satisfy conditions A19 & B4 of SSD 11869481" by Fulton Trotter Architects dated 24/11/2022 as information relied upon for CDVC#4; and - "External Wall Design Statement to address condition B4 of consent with respect to the scope of CDVC#2 only" by Fulton Trotter dated 11/04/2022 as information relied up for CDVC#2 <p>SINSW letter to DPE dated 3/05/2022 with submission of External Wall and Cladding information in accordance with Condition B4</p>	<p>Submission of External Wall and Cladding information to DPE in accordance with B4 dated 03 May 2022 by School Infrastructure Director.</p> <p>Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22</p> <p>Building Compliance Crown Design Verification Certification (CDVC5) dated 20/7/23, issued by Philip Chun refers to:</p> <ul style="list-style-type: none"> - "External Wall System Design Certificate – this is to satisfy conditions A19 & B4 of SSD 11869481" by Fulton Trotter Architects dated 24/11/2022 as information relied upon for CDVC#4; and - "External Wall Design Statement to address condition B4 of consent with respect to the scope of CDVC#2 only" by Fulton Trotter dated 11/04/2022 as information relied up for CDVC#2 <p>Note: WolfPeak considers that it is the role of the Certifier to ensure compliance with the intent of this condition.</p>	Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must:	<p>Interview with Auditees 25/07/2023.</p> <p>IA2 Report:</p>	<p>Pre-construction archival and dilapidation reports were prepared prior to construction and submitted to the identified stakeholders.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	<p>a) Heritage Photographic Archival Report Curio Projects 7 Bay St North Sydney 26 April 2022</p> <p>b) Dilapidation Report by Project Solutions 29 December 2021 and 19th January 2022.</p> <p>Submitted to Council on 4/05/2022.</p> <p>Submitted to PCA on 19 April 2022</p> <p>Email 11/03/2022 Taylor-Gyde Consulting re:</p> <p>Email 28/03/2022 T&T-Taylor re: Road Bay property 12-14 Bay Road subject to dilapidation report.</p> <p>Aconex communication dated 28/03/2022 T&T-Taylor re: Road Bay property 12-14 Bay Road subject to dilapidation report (details of consultation with owners requesting dilapidation reports in properties)</p>	<p>A communication dated 28/03/2022 was sighted relating to properties subject to a dilapidation report which involves 15 individual apartments and common areas.</p>	
Pre-Construction Survey – Adjoining Properties				
B6	<p>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>	<p>NSPS Pre Construction Property Inspection was sent to all residents in March 2022. Inspection conducted on 28 March 2022.</p> <p>Aconex communication dated 28/03/2022 T&T-Taylor re: Road Bay property 12-14 Bay Road subject to dilapidation report (details of consultation with owners requesting dilapidation reports in properties)</p>	<p>Prior to the commencement of demolition or construction, the Applicant offered a pre-construction survey to owners of buildings that were likely to be impacted by the development (notification dated March 2022 uploaded in website)</p> <p>No changes on this requirement since the last audit</p>	Compliant
B7	<p>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>	<p>Public Infrastructure Dilapidation Report by Project Solutions Pty Ltd dated 29/12/21 and 19/01/22</p>	<p>Where the offer for a pre-construction survey was accepted (as required by condition B6), the Applicant arranged for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.</p> <p>No changes on this requirement since the last audit</p>	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 and interview with Auditees 25/07/2023</p>	<p>No vibration generating works have been performed to date. No rock found on site, no need for vibration generating works</p> <p>No changes on this requirement since the last audit</p>	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>Site inspection and interview with Auditees 25/07/2023</p> <p>Community Communication Strategy (CCS) North Sydney Public School upgrade, SINSW, March 2022</p> <p>Letter SINSW to Department 21/04/22 (submission 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
	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p>Letter Department to SINSW, 18/05/22 (DPE acknowledgement of receipt of CCS)</p>	<p>The Community Communication Strategy:</p> <ul style="list-style-type: none"> (a) identified people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>No changes on this requirement since the last audit.</p>	
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>Interview with Auditees 25/07/2023</p> <p>Green Star Application dated 24 November 2021 Project Number; GS-6834DA for NSPS Design and As-built of building I & J</p> <p>Section 6.28 Crown Design Verification Certification (CDVC5) dated 20/7/23, issued by Philip Chun and references as follows::</p> <p>- "Confirmation of Green Star application to address Condition B10 Green Building Council of Australia 24/11/21 as as information relied up for CDVC#2"</p>	<p>Green star registration was completed in 2021. The Certifier issued Construction Certificate, verifying compliance.</p> <p>No changes on this requirement since the last audit</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>Site inspection and interview with Auditees 25/07/2023</p> <p>External Lighting Strategy 210557 PSPS Upgrade Revision P5; 16 March 2022 by LCI Consulting</p>	<p>External Lighting Strategy 210557 PSPS Upgrade Revision P5; 16 March 2022 by LCI Consulting, prepared to address Condition B11</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Section 6.28 Crown Design Verification Certification (CDVC5) dated 20/7/23, issued by Philip Chun, with references to previously submitted CCs (CDVC#1, 2, 3 and 4)	Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition No changes on this requirement since the last audit	
Demolition				
B12	Prior to the commencement of demolition and removal of buildings, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Site inspection and interview with Auditees 25/07/2023 Demolition Requirements submitted to Phillip Chun Building Compliance Pty Ltd on 23 March 2022. Certification of Demolition Site Plan and Existing Demolition & Proposed Floor Plan. In accordance with the AS standards. Submitted to DPE 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. 	Demolition work was completed prior this audit period. The demountable ancillary facility will be dismantled, and no further demolition work is required.	Not Triggered
Environmental Management Plan Requirements				
B13	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). <i>Note:</i> <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. 	Site inspection and interview with Auditees 25/07/2023 Project Environmental Management Plan (PEMP) for NSPS (versions 9/06/2022, 18/07/2022 and 24/01/2023) and subplans appended to PEMP	The PEMP and subplans were prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Compliant
Construction Environmental Management Plan				
B14	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: (a) Details of: <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; 	CEMP (also referred to in project documentation as the Project Environmental Management Plan (PEMP)), prepared by Taylor, versions: <ul style="list-style-type: none"> - CEMP, dated 9/06/2022 - CEMP, dated 18/07/2022 - CEMP, dated 24/01/2023 DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14 Letter 27/09/22 SINSW to DPE re: Submission CEMP (dated 18/07/2022) with update on Appendix 5 - Sediment & Erosion	As reported in IA2, the CEMP Rev 3 was prepared prior to commencement of demolition and removal of building, and submitted to DPE and the Certifier as shown in "Evidence collected" and discussed below. CEMP addressed the relevant requirements on the following sections: <ul style="list-style-type: none"> a) I- Section 3.3 Consent working hours. (ii) Section 1.1 Project Information Table (iii) Appendix 11 Soil and Water Management Plan (iv) Appendix 6 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) Construction Noise and Vibration Management Sub-Plan (see condition B16); (f) Construction Waste Management Sub-Plan (see condition B17); (g) Construction Soil and Water Management Sub-Plan (see condition B18); 	<p>Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP with update on Appendix 13 Sediment Control Plan</p> <p>DPE email to NSW Department of Education dated 7/10/2022, Subject: Upgrade to North Sydney Public School – Project CEMP: Update – More Information Required</p> <p>Letter 16/6/23 SINSW-DPE: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs</p> <p>IA2 reported that CEMP Revision 03- 9 June 2022 was submitted to PCA on 19 April 2022 and 5 May 2022, then DPE went back with comments 30/05/2022 and final acceptance on 30/06/2022.</p>	<ul style="list-style-type: none"> (v) Appendix 7 b) Section 12.4 c) Section 10.3.13 d) Appendix 8 e) Appendix 9 f) Appendix 10 g) Appendix 11 <p>The CEMP (9/06/2022) was submitted the DPE who acknowledged receipt of the CEMP with no issues raised in DPE correspondence dated 30/06/2022. It also acknowledged submission of the CEMP to the Certifier with no issues raised.</p> <p>The updated CEMP (18/07/2022) was submitted to DEP by SINSW on 27/09/2022 (two letters) with changes made on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan and Appendix 13 Sediment Control Plan. DPE in email to NSW Department of Education dated 7/10/2022 requested additional information before accepting the updated CEMP, including clarification of changes made in Appendix 5 and to provide Appendix 8 (which was not provided in the updated version). There is evidence that requested information was provided to DPE.</p> <p>A revised version of the CEMP (24/01/2023) was made available to the auditor during this audit. No evidence was found that the CEMP (24/01/2023) had been submitted to DPE or the Certifier.</p> <p>Letter 16/6/23 from SINSW to DPE (re: North Sydney Public School Upgrade (SSD-11869481): Condition of Consent A30 – Project Review of Strategies, Plans and Programs) indicates that the Applicant is conducting a review of the strategies, plans and programs under the consent in accordance with condition A30.</p> <p>Non-compliances have been raised against Conditions A30 and A31 regarding not reviewing the CEMP (refer to findings under Conditions A31 and A30).</p>	
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; 	<p>Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 8 May 2022</p> <p>Letter 30/06/2022 DPE-SINSW re: Final acceptance of CEMP and subplans (including CTPMSP)</p>	<p>On 27/09/2022, SINSW submitted a letter to the Department providing an update on CTPMSP in relation to the reported incidents.</p> <p>The CTPMSP was prepared, and it satisfies the requirements of this condition:</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) detail:</p> <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) they swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<p>Letter 27/09/22 SINSW-DPE re: Resubmission of CEMP with update on Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 13/05/2022 North Sydney Council-Ason Group re: Council raising no objections to the CTPMSP</p>	<ul style="list-style-type: none"> a) Prepared by Ason Group. Council approval date 13 May 2022 of the CTMP dated 8 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 	
B16	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) describe the measures to be implemented to ensure that the noise generated by the construction activities do not have adverse impacts on the ongoing operation of the school; (e) include strategies that have been developed with the community for managing high noise generating works including (but not limited to) respite periods during the day; (f) describe the community consultation undertaken to develop the strategies in condition B16(e); (g) include a complaints management system that would be implemented for the duration of the construction; and 	<p>Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.</p> <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14</p>	<p>The Construction Noise and Vibration Management Sub-Plan addressed the requirement of this condition:</p> <ul style="list-style-type: none"> a) Prepared by a suitably qualified and experienced noise expert – Pulse White Noise Acoustics Pty Ltd; b) Section 4 - described procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); c) Section 6.2 - described the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) Section 6.3 described the measures to be implemented to ensure that the noise generated by the construction activities do not have adverse impacts on the ongoing operation of the school; e) Table 22 - include strategies that have been developed with the community for managing high noise generating works including (but not limited to) respite periods during the day; 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.		<p>f) Section 6.2.1 refer to CCS that described the community consultation undertaken to develop the strategies in condition B16(e);</p> <p>g) Section 6.5 include a complaints management system that would be implemented for the duration of the construction; and</p> <p>h) Section 6.3 and 6.4 - include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</p>	
B17	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(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;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>North Sydney Public School Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.</p> <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans (including the CWMSP) in accordance with CoC B14</p>	The Construction Waste Management Sub-Plan (CWMSP) was prepared and addressed this condition.	Compliant
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(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</p> <p>(e) detail all off-site flows from the site.</p>	<p>Site inspection and interview with Auditees 25/07/23</p> <p>CSWMSP provided in Appendix 11 of CEMP (9/06/2022), including an Erosion and Sediment Control Plan and Stormwater Management Plan dated 23/02/2022 by TTW</p> <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP (dated 18/07/2022) with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP with update on Appendix 13 Sediment Control Plan</p> <p>CEMP (18/07/2022) includes a Sediment control plan prepared by Taylor dated 9/09/2022</p> <p>Erosion and Sediment Control Plan, Drawing NSPS-ttw-0Z-ZZ-DR-C-001 Rev P7 dated 26/07/2022 (stamped by PCA Philip Chun and referred to in Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023</p>	<p>As reported in IA2, the Erosion and Sediment Control Plan was prepared by a suitably qualified expert. It (in combination with Section 10.3.2 of the CEMP) addresses the requirements of this condition.</p> <p>The evidence provided satisfies the condition. The PEMP including soil and water management plan was submitted to Council for consultation.</p> <p>On 27/09/2022, SINSW submitted a letter to the Department providing an update on sediment and erosion control + site establishment plan in relation to the reported incidents.</p>	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. 	<p>Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 8 May 2022.</p> <p>Appendix C of CTPMSP includes Driver Code of Conduct</p> <p>Aconex 13/04/2023 transmittal of CTPMSP to sub-contractor</p>	<p>A Driver Code of Conduct was prepared and communicated by the Applicant to heavy vehicle drivers and addressed the requirements of this condition.</p> <p>Driver Code of Conduct was included in the CTPMSP Appendix C.</p> <p>The Drive Code of Conduct has been sent to heavy vehicle companies, and records of submission have been sighted (submitted through Aconex). The last submission was on 13/4/23, as per the records sighted.</p>	Compliant
Unexpected Contamination Procedure				
B20	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary for approval prior to its removal from the site.</p>	<p>Section 12.4 of CEMP (versions 18/07/2022, 9/06/2022 & 15/03/2022) Unexpected Contamination Procedure</p>	<p>Prior to the commencement of earthworks, the Applicant prepared an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed.</p> <p>There were no unexpected finds during this audit period from February to July 2023.</p>	Compliant
Construction Parking				
B21	<p>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.</p>	<p>Construction & Pedestrian Traffic Management Plan (CTPMSP), Ason Group dated 8 May 2022 (Appendix D)</p> <p>Letter SINSW to Department, 21/04/22 (submission to Department).</p> <p>Department letter to SINSW dated 17/05/2022 with acknowledgment of receipt of Construction Worker Transportation Strategy (CWTS), and submission of the CWTS to the Certifier</p>	<p>Prior to the commencement of construction, the Applicant submitted a Construction Worker Transportation Strategy to the Certifier. The Strategy detailed the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy was provided to the Planning Secretary for information.</p> <p>No changes on this requirement since the last audit</p>	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. 	<p>Site inspection and interview with Auditees 25/07/2023</p>	<p>Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22</p> <p>No mechanical plant had been installed during this audit period.</p>	Not Triggered
Public Domain Works				
B23	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>North Sydney Council Permit #400/23 dated 5/07/2023 re: Standing of Saw Cuttings and Hand Digging to connect existing Plumbing.</p>	<p>During the audit period, consultation with North Sydney Council was undertaken regarding the connection to main water during the July 2023 school holidays. As a result, Council issued a permit #400/23 for the works.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>The auditee advised that the works involved minimal trenching in the immediate footpath to connect to water main. Streetscape works were not required.</p> <p>The auditee also advised that signage in Bay Road and Mchatton St is left to do and is to be done at the end of August 23. Taylor advised that consultation on this matter is underway with Council. The relevant documentation will be submitted to the Certifier.</p>	
Heritage Fence and Gutter – Temporary Removal				
B24	<p>Prior to the temporary removal of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (as approved under SSD 11869481 MOD 1), the Applicant must submit evidence to the Certifier demonstrating that:</p> <p>(a) a suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and</p> <p>(b) a photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to Council for information.</p> <p>(MOD-1)</p>	<p>Site inspection and interview with Auditees 25/07/23</p> <p>Photographic Archival Recording North Sydney Public School, dated 26 April 2022, by Curio Projects</p> <p>North Sydney Public School Temporary Heritage Fence Removal, 182 Pacific Highway, North Sydney, NSW 2060, prepared by TCG, undated.</p> <p>NSPS Heritage Impact Statement dated 11/04/2022 prepared by Curio Projects.</p> <p>Aconex communication from Taylor to Certifier, dated 31/08/2022 with Photographic Archival recording and evidence of submission to Council, and notification of engagement of Curio Projects to oversee the works.</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>Curio Projects prepared the Photographic Archival Recording (26 April 2022) which was sent to the Certifier and Council as shown in Aconex communication to the Certifier dated 31/08/2022. In that communication, Taylor advised the Certifier that Curio Projects had been engaged to oversee the works.</p> <p>Relative to the temporary removal of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry, IA2 reported 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>Site inspection and interview with Auditees 25/07/2023.</p> <p>See photo (Appendix E)</p>	<p>A site notice(s) was prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements as per this condition (refer to Photo 1 in Appendix E).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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 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.	Hammertech plant management module (online) plant inspection records were presented through the Hammertech system	<p>Project records indicate that construction plant and equipment used on site are maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> <p>Hammertech system was utilised for keeping the equipment registration and maintenance records.</p> <p>Evidence of the plant management module and equipment maintenance records was sighted.</p>	Compliant
Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	<p>Demolition Work Plans Fulton Trotter Architecture 14 March 2022</p> <p>Statement of Compliance TCG Construction Group 23 March 2022</p> <p>Site inspection and interview with Auditees 25/01/23</p>	Demolition works were completed prior to this audit period.	Not Triggered
Construction Hours				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <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>Site inspection and interview with Auditees 25/07/23</p> <p>Complaints register as of 31 July 2023</p> <p>Letter to DPE dated 21/04/2023 from SINSW notification of non-compliance against conditions C4 associated with arrival of concrete truck before 7am on 8/02/2023.</p>	<p>The auditee has undertaken the works within the standard construction hours during the audit period as per Condition C4 except as otherwise undertaken in accordance with Condition C6 or as discussed below.</p> <p>A complaint was made on 8/02/2023 regarding a concrete pour delivery truck arriving onsite prior to the approved start time of 7am. This non-compliance was reported and closed in IA2 as discussed below and in Table 5 of this audit report. Therefore, although the non-compliance occurred during the IA3 audit period, it is not repeated in IA3 report.</p> <p>A self-reported non-compliance was issued by SINSW to DPE dated 21 April 2023 against Condition C4 in related to the early on-site arrival of the truck on 8/02/2023. SINSW investigated the actions of the contractor and confirmed that due to a concrete pour that day delivery trucks arrived onsite prior to the approved start time of 7 am. A non-compliance certificate was issued by SINSW to the contractor. SINSW in the complaints register that it will continue to monitor the situation to assist to prevent similar</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			occurrences. In the letter dated 21/04/2023, SINSW indicated that the contractor Project Director reiterates SSDA construction hours at the pre-starts to all trades daily. This is now considered closed.	
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> <ul style="list-style-type: none"> (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays. 	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Complaints register as of 31 July 2023</p> <p>Letter to DPE dated 21/04/2023 from SINSW notification of non-compliance against conditions C4 associated with arrival of concrete truck before 7am on 8/02/2023.</p> <p>Out of Hours Works as discussed in C6.</p>	Refer to above.	Compliant
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Letter from Department dated 21/02/2023 Ref: SSD-11869481-PA-22 – approval to undertake the proposed OOHW for concrete pouring to Building J between 6:30am to 7:00pm on 22 February 2023 under condition C6(e) of SSD-11869481</p> <p>Letter from Department dated 2/03/2023 Ref: SSD-11869481-PA-23 – approval to proposed delivery of materials via an oversized semi-trailer on Monday 6 March 2023 between 5am and 7am.</p> <p>Letter from Department dated 27/03/2023 Ref: SSD-11869481-PA-25 – approval to proposed delivery of materials via an oversized semi-trailer on Wednesday 29 March 2023 between 5am and 7am.</p> <p>OOHW notification to residents dated 28/07/2023 for inaudible OOHWs to the nearest sensitive receiver on the following days:</p> <ul style="list-style-type: none"> ▪ Saturday 29 July 2023, 7 am to 8 am and 1 pm to 4 pm ▪ Sunday 30 July 2023, 7 am to 4 pm ▪ Saturday 5 August 2023, 7 am to 8 am and 1 pm to 4 pm ▪ Sunday 6 August 2023, 7 am to 4 pm ▪ Saturday 12 August 2023, 7 am to 8 am and 1 pm to 4 pm ▪ Sunday 13 August 2023, 7 am to 4 pm ▪ Saturday 19 August 2023, 7 am to 8 am and 1 pm to 4 pm ▪ Sunday 20 August 2023, 7 am to 4 pm ▪ Saturday 26 August 2023, 7 am to 8 am and 1 pm to 4 pm ▪ Sunday 27 August 2023, 7 am to 4pm. <p>Letter from SINSW to DPE dated 17/03/2023, re: North Sydney Primary School (SSD-11869481): Construction Hours in accordance with Condition C6(d) – 01 April 2023 – Crane Removal from Site</p>	<p>Letter from Department dated 21/02/2023 Ref: SSD-11869481-PA-22 – approval to undertake the proposed OOHW for concrete pouring to Building J between 6:30am to 7:00pm on 22 February 2023 under condition C6(e) of SSD-11869481. The Department's letter refers to the Works Notification circulated to the affected community.</p> <p>Letter from Department dated 2/03/2023 Ref: SSD-11869481-PA-23 – approval to proposed delivery of materials via an oversized semi-trailer on Monday 6 March 2023 between 5am and 7am. The Department's letter refers to the Works Notification circulated to the affected community.</p> <p>Letter from Department dated 27/03/2023 Ref: SSD-11869481-PA-25 – approval to proposed delivery of materials via an oversized semi-trailer on Wednesday 29 March 2023 between 5am and 7am. The Department's letter refers to the Works Notification circulated to the affected community.</p> <p>A crane was removed during the audit period (14 April 23). A notice was provided to DPE in accordance with C6d which included details of the crane removal and notification to residents. DPE letter dated 17/03/2023 approved the removal of the crane</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Post approval notification to DPE of removal of crane on 14 April 2023.		
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection and interview with Auditees 25/07/2023 Resident notifications for OOHWs detailed under Condition C6	Notification of construction activities as referenced in condition C6 were given to affected residents before undertaking the activities or as soon as the works commenced.	Compliant
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Site inspection and interview with Auditees 25/07/2023	No rock breaking, rock hammering, sheet piling, pile driving, and similar activities reportedly occurred during this audit period.	Not Triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site inspection and interview with Auditees 25/07/23 CEMP (also referred to in project documentation as the Project Environmental Management Plan (PEMP)), prepared by Taylor, versions: - CEMP, dated 9/06/2022 - CEMP, dated 18/07/2022 - CEMP, dated 24/01/2023 DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14 Letter 27/09/22 SINSW to DPE re: Submission CEMP (dated 18/07/2022) with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan Letter 27/09/22 SINSW to DPE re: Submission CEMP with update on Appendix 13 Sediment Control Plan DPE email to NSW Department of Education dated 7/10/2022, Subject: Upgrade to North Sydney Public School – Project CEMP: Update – More Information Required IA2 reported that CEMP Revision 03- 9 June 2022 was submitted to PCA on 19 April 2022. Hammertech online HSE module Hammertech incident management module Hammertech plant management module (online) Formal weekly site inspections: - HSE Inspection 11/07/2023 performed by Taylor	Review of project records, the site inspection on 25/07/2023 and interview with personnel indicated that the contractor generally complies with the CEMP and subplans. <ul style="list-style-type: none"> The compliance records were organised and available at the time of the site inspection and interview with TCG personnel; Relevant environmental and compliance records were being collected and reported as required; Regular HSE inspections were conducted; and Some key mitigation measures observed during the audit included: <ul style="list-style-type: none"> Site notice was installed at the site entry; Construction hours generally complied with during the audit period, except for one early truck arrival on the 8/02/2023; Hoarding around the works have been installed (noting that as façade works in Building I are complete, hoarding in Bay Road next to Building I has been removed to allow for landscaping works); Tree protection zone fencing, and signage were in place; 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>- HSE Inspection 20/07/2023 performed by Taylor</p> <p>- HSE Inspection 27/07/2023 performed by Taylor</p> <p>Compliance Safety External Audit Report 1 – Site Inspection 11/07/2023 by Safety Assurance Survey</p> <p>Compliance Safety External Audit Report 2 – Risk Review 11/07/2023 by Safety Assurance Survey</p> <p>Compliance Safety External Audit Report 1 – Site Inspection 11/07/2023 by Safety Assurance Survey</p> <p>Compliance Safety External Audit Report 2 – Risk Review 11/07/2023 by Safety Assurance Survey</p> <p>See Appendix E for photos taken during this audit.</p>	<ul style="list-style-type: none"> ◦ Erosion and sedimentation controls i.e., silt fence, detention pit, and coir logs were installed at the low point areas and where required; ◦ Construction site access bunded to direct water to sediment and erosion controls; ◦ Chemical storage area and spill kits were available onsite at point of use; ◦ Plant and equipment maintenance register was available and up to date; ◦ No construction heavy vehicles parked along the Bay Road; ◦ No dust and no mud tracking; and ◦ No signs of damage on heritage fence. <p>Weekly formal site inspections by Site Manager sighted by the auditor, are kept in Hammertch (electronic Platform used by Taylor where inductions, register of equipment, maintenance records, inspections and other project information are kept and maintained).</p> <p>See Appendix E for photos taken during this audit.</p> <p>Observation: During the site inspection it was noted that the sediment fence along the south-western boundary of the site next to Bay Road requires maintenance (refer to Photo 22 in Appendix E).</p> <p>Recommendation: Raise sediment fence along the south-western boundary of the site next to Bay Road and remove construction materials from fence.</p>	
Construction Traffic				
C10	All construction vehicles are to be contained within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Council Work Zone Permit 12/22, dated 22/06/2022, and then renewal on 3/08/2023 until 2/09/2023, issued by North Sydney Council</p> <p>Complaints register as of 31 July 2023</p> <p>Refer to site photos</p>	<p>During the site inspection conducted on 25 July 2023, it was observed construction vehicles were parked outside along the road on the Work Zone. The Work Zone Permit (permit 12/22) was up to date with renewal provided to the 2/09/2023</p> <p>No complaints regarding this requirement were received.</p>	Compliant
Hoarding Requirements				
C11	The following hoarding requirements must be complied with:	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Complaints register as of 31 July 2023</p>	<p>During the site inspection conducted on 25 July 2023, it was observed that hoarding had been installed around the perimeter and no graffiti was present (noting that as</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.	Refer to site photos	façade works in Building I are complete, hoarding in Bay Road next to Building I has been removed to allow for landscaping works). No complaints regarding this requirement were received.	
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 and interview with Auditees 25/07/2023 Complaints register as of 31 July 2023	No obstruction of any materials, vehicles, refuse, skips or the like on the public way was observed during the inspection conducted on 25/07/2023. No complaints regarding this specific requirement were received. A complaint on the 22/03/2023 related to unsafe walkway, and it was resolved indicating that the shade cloth at the entrance of the walkway was taken down to improve safety.	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 and interview with Auditees 25/07/2023 Complaints register as of 31 July 2023 Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd.	Feasible and reasonable mitigation measures generally in accordance with the CNVMSP were observed to be implemented at the site, such as: <ul style="list-style-type: none"> - Provision of boundary hoarding (noting that as façade works in Building I are complete, hoarding in Bay Road next to Building I has been removed to allow for landscaping works) - Construction hours and OOHs conducted in accordance with the consent (except for one early delivery on the 8/02/2023 addressed in IA2) - Notifications to residents of OOHW works - Issue of project updates to residents with overview of current and upcoming works - Implementation of complaint management system - Signage posted at the site with project information, contact details and construction hours It is noted that the majority of the works are currently internal as Buildings J and I structures are complete. Two noise related complaints were received during the audit period, one associated with the arrival of a concrete pour truck before 7am on the 8/02/2023 (reported in IA2) and a second one received on the 22/03/2023 for noise associated with the installation of water pipes (refer to Complaints Register). For the 22/03/2023 complaint, the SINSW complaint register advised that the works were assessed and that the noise emitted falls within the approved range of the project's SSD consent conditions. No noise related complaints have been received since the 22/03/2023.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>The review of the complaints register shows no ongoing complaints related to noise.</p> <p>The CNVMSP indicates that noise monitoring is to be undertaken during commencement of any rock breaking or sawing on the site, and in response to any ongoing complaints received from neighbours. No rock breaking or sawing occurred during the audit period, and no ongoing noise complaints have been recorded in the Complaints Register.</p>	
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.	<p>Site inspection and interview with Auditee 25/07/2023</p> <p>Complaint Register as on 31 July 2023</p> <p>Complaint received on 17 February 2023 regarding delivery trucks arriving outside working hours (reported as a non-compliance in IA2 and also closed out in IA2 as reported in Table 5 of this audit report)</p>	<p>Except for an event on the 8/02/23 which is reported in IA2 as discussed below, records show that construction vehicles arrived within the construction hours in C4 during the audit period.</p> <p>Non-compliance: A complaint was made on 8/02/2023 regarding a concrete pour delivery truck arriving onsite prior to the approved start time of 7am. This non-compliance was reported in IA2 as discussed below and in Table 5 of this audit report. Therefore, although the non-compliance occurred during the IA3 audit period, it is not repeated in IA3 report.</p> <p>A self-reported non-compliance was issued by SINSW to DPE dated 21 April 2023 against Condition C4 in related to the early on-site arrival of the truck on 8/02/2023. SINSW investigated the actions of the contractor and confirmed that due to a concrete pour that day delivery trucks arrived onsite prior to the approved start time of 7 am. A non-compliance certificate was issued by SINSW to the contractor. SINSW in the complaints register that it will continue to monitor the situation to assist to prevent similar occurrences. In the letter dated 21/04/2023, SINSW indicated that the contractor Project Director reiterates SSDA construction hours at the pre-starts to all trades daily.</p> <p>SINSW also raised a non-compliance notification and report to DPE dated 24 July 2023 against Condition C14. Actions reported included:</p> <p>A non-compliance certificate was issued to the contractor.</p> <ul style="list-style-type: none"> - SINSW has notified the contractor (Taylors) of SSD Hours and their obligations for working times. Contractor have agreed to undertake future works in approved working hours. - Future pours scheduled to occur at 7.30am or later, and all site gates remained closed prior to 7am. <p>Recommendation: SINSW has raised the required non-compliance notification to DPE as discussed above. This non-compliance is now closed but recorded during this audit period.</p>	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection and interview with Auditees 25/07/2023	No vehicle reversing was observed during the site inspection on 25/7/23. It is noted that there is no need to reverse at the front gate in Bay Road as there is no access to construction vehicles in that gate with Buildings J and I structures now in place.	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC 2006) (as may be updated or replaced from time to time).	Site inspection and interview with Auditees 25/07/2023 Complaints register as of 31 July 2023	No vibration generating works reportedly occurred within this audit period. The works during the audit period primarily involved the erection of buildings I and J above ground, building internal works and raising the steel structure in the covered outdoor learning area (COLA). No piling or similar vibration activities were undertaken during the audit period.	Not Triggered
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection and interview with Auditees 25/07/2023 Complaints register as of 31 July 2023	No vibration generating works occurred within this audit period as discussed above.	Not Triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	Construction Noise and Vibration Management Sub-plan (CNVMSP) date 9 June 2022 Prepared by Pulse White Noise Acoustics Pty Ltd. Site inspection and interview with Auditees 25/01/23 Complaints register as of 31 July 2023	Section 6.1 of the CNVMSP sets out the processes to follow in the event vibration criteria cannot be achieved. No vibration generating works occurred within the audit period.	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 and supplementary <i>Arboricultural Impact Assessment Revision 3 prepared by Treeism Arboricultural Services dated November 2022</i> are approved for removal: tree No.'s 17, 36, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 57, 64, 65, 66 and 68. Where any inconsistencies in recommendations occur between these two AIAs the Recommendations in Revision 3 prevail (MOD-2)	Site inspection and interview with Auditees 25/07/2023 Arboricultural Impact Assessment for North Sydney Public School prepared by <i>Arboreport</i> dated 25 August 2021 Arboricultural Impact Assessment Revision 3 prepared by Treeism Arboricultural Services dated November 2022 Tree Retention Plan, Revision I, Drawing Number SSD-1101 dated 30/06/2022 (DPE stamped drawing)	All trees identified for removal in Arboreport (25 August 2021) and Treeism Arboricultural Services (November 2022) have been reportedly removed. The majority of trees approved for removal were located in the vicinity of the Bay Road boundary or in locations where buildings or structures have been constructed as observed during the site inspection on the 25/07/2023. A tree, which appears to be T42 (approved for removal), was observed at the construction site (refer to details under Condition C20).	Compliant
Tree Protection				
C20	For the duration of the demolition and construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) All street trees immediately adjacent to the property boundaries must be protected at all times during demolition and construction in accordance with the Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Site inspection and interview with Auditees 25/07/2023 Arboricultural Impact Assessment for North Sydney Public School prepared by <i>Arboreport</i> dated 25 August 2021 Arboricultural Impact Assessment Revision 3 prepared by Treeism Arboricultural Services dated November 2022 Tree Retention Plan, Revision I, Drawing Number SSD-1101 dated 30/06/2022 (DPE stamped drawing) See photos for tree protection zone implementation.	No street trees have been reportedly trimmed or removed. Street trees near the site access were observed protected during the inspection. The majority of trees to be retained are located outside the work zone and separated by hoardings (refer to Photos in Appendix E). Trees within the work zone were protected except as discussed below. Observation: A tree in the work zone (to the north of Building I and next to the hoarding separating the work zone with the operational school) was observed	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) all trees on the site that are not approved for removal must be suitably protected prior to and 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 supplementary Arboricultural Impact Assessment Revision 3 prepared by Treeism Arboricultural Services dated November 2022. Where any inconsistencies in recommendations occur between these two AIAs the Recommendations in Revision 3 prevail.</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. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>		<p>unprotected (refer to Photo 18 in Appendix E). This tree appears to be T42 which is approved for removal, however this could not be confirmed during the site inspection.</p> <p>Recommendation: Contractor to assess whether the tree located within the work zone is a tree approved for removal and report back to SINSW and DPE, including actions to manage the tree in accordance with C20 requirements..</p>	
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Complaints register as of 31 July 2023</p>	<p>No dust generation observed during site inspection. Most works are internal so the risk of dust is not significant.</p> <p>No dust complaints during the audit period.</p> <p>The auditee advised that hoses are used if needed.</p>	Compliant
C22	<p>During demolition and construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Complaints register as of 31 July 2023</p>	<p>During the site inspection, the following were observed:</p> <p>a) activities were carried out in a manner that minimises dust including emission of windblown, or traffic generated dust. There was no dust generating works during the inspection conducted this audit.</p> <p>b) No trucks to the site were observed with loads during the inspection.</p> <p>c) There was no track dirt onto the public road network.</p> <p>d) Public road around the site were kept clean and tidy.</p> <p>e) Minimal ground exposure was noted during inspection this audit.</p>	Compliant
Imported Fill				
C23	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>Site inspection and interview with Auditees 25/07/2023</p>	<p>No imported fill required to date.</p> <p>Only topsoil imported for landscaping purposes which was facilitated by KLS landscaping provider.</p>	Not Triggered
Disposal of Seepage and Stormwater				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>CSWMSP provided in Appendix 11 of CEMP (9/06/2022), including an Erosion and Sediment Control Plan and Stormwater Management Plan dated 23/02/2022 by TTW</p> <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans in accordance with CoC B14</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP (dated 18/07/2022) with update on Appendix 5 - Sediment & Erosion Control + Site Establishment Plan Appendix 8 – Construction Traffic & Pedestrian Management Plan</p> <p>Letter 27/09/22 SINSW to DPE re: Submission CEMP with update on Appendix 13 Sediment Control Plan</p> <p>CEMP (18/07/2022) includes a Sediment control plan prepared by Taylor dated 9/09/2022</p> <p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023</p> <p>Erosion and Sediment Control Plan, Drawing NSPS-TTW-0Z-ZZ-DR-C-001 Rev P7 dated 26/07/2022 (stamped by PCA Philip Chun and referred to in Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023</p> <p>Floc Performance Reports (Job No. 2208) 05/09/2022, 07/07/2022, 17/07/2022, 21/07/2022, Taylor</p>	<p>No changes compared to last audit.</p> <p>Erosion and Sediment Control Plan, Drawing NSPS-TTW-0Z-ZZ-DR-C-001 Rev P7 dated 26/07/2022 was stamped by the Certifier Philip Chun and is referred to in the Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023</p> <p>The Certifier also refers to the CEMP and the CSWMP attached in the CEMP in the Crown Design Verification Certificate CDVC#2.</p> <p>Stormwater is managed generally in accordance with the approved CSWMSP.</p>	Compliant
Emergency Management				
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Emergency Control Management Plan, dated Jan 2022, Taylor</p> <p>Emergency Evacuation Rehearsal Register dated 21/4/23 attendance register (sighted) 65 people on site</p> <p>Site Evacuation Plans displayed in project office (sighted) (refer to Photos in Appendix E)</p> <p>Drill / Evacuation Rehearsal 21/04/2023 2:30PM 65 participants</p>	The Applicant prepared and implemented awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction. An evacuation drill was completed on 21/04/2023.	Compliant
Stormwater Management System				
C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the RtS and as amended by the updated stormwater design dated 13/07/2022;</p> <p>(c) be in accordance with applicable Australian Standards; and</p>	<p>Site inspection and interview with Auditees 25/07/2023</p> <p>Stormwater management plan prepared by TTW NSPS-TTW-OZ-ZZ-DR-C2000 Rev P12 dated 27 July 2022 submitted to Certifier as part of CC2.</p> <p>CC2 - BCA dated 29/04/2022 issued by Philip Shun Building</p> <p>Stormwater Management Plan Rev 5 NSPS-TTW-OZ-ZZ-DR-C-2000-05 dated 13/06/2023, TTW</p> <p>Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023 related to design modifications approved</p>	<p>As reported in IA2, within three months of the commencement of construction, the Applicant designed an operational stormwater management system for the development and submitted it to the satisfaction of the Certifier. The system was:</p> <p>(a) designed by a suitably qualified and experienced person(s);</p> <p>(b) generally, in accordance with the conceptual design in the RtS;</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;</p> <p>(MOD-2)</p>	under SSD 11869481 Mod 2 dated 21/03/2023 issued by Philip Chun	<p>(c) in accordance with applicable Australian Standards; and</p> <p>(d) ensured that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p> <p>The Stormwater Management Plan was sighted, and it has been updated to Revision 5, dated 13/06/2023, with the Crown Design Verification Certificate stamped by Philip Chun. and referred to in Section 6.28 Crown Design Verification Certificate (CDVC5) dated 20/07/2023</p>	
C27	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(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;</p> <p>(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</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>	Site inspection and interview with Auditees 25/07/2023	The auditees advised that they have not identified any unexpected Aboriginal finds.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C28	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <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>	Site inspection and interview with Auditees 25/07/2023	The auditees have advised that they have not identified any unexpected archaeological relics or finds.	Not Triggered
Waste Storage and Processing				
C29	All waste generated during demolition and construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<p>Site inspection and interview with Auditees 25/07/23</p> <p>North Sydney Public School Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.</p>	All demolition works were completed prior to this audit period. Also, bulk excavation had also been completed prior to this audit period. Consequently, the majority of waste generated during the audit period is associated with construction materials (packaging, materials, etc),	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans (including the CWMS) in accordance with CoC B14</p> <p>Monthly Waste Report (Bingo Industries, the waste contractor) with register of monthly waste tonnages by type (up to June 2023)</p> <p>Waste Register for material removed off site for disposal is maintained (up to 22/7/23)</p> <p>Waste docket number 50065268-KC dated 22/7/23 for General Solid Waste (GSW)</p>	<p>with some excavated spoil also removed from the site during the audit period.</p> <p>During the site inspection, construction waste was observed stored in bins located in designated areas within the construction zone (refer to Photos in Appendix E). A spoil stockpile was also observed in the working area within a designated waste storage area. No waste from the site was observed in public areas or private properties.</p> <p>The contractor maintains waste tracking records and monthly waste generation reports by type and tonnages.</p>	
C30	All waste generated during demolition and construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and interview with Auditees 25/01/23</p> <p>North Sydney Public School Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.</p> <p>DPE letter dated 30/06/2022 with acknowledgment of receipt of CEMP (dated 9/06/2022) and sub-plans (including the CWMS) in accordance with CoC B14</p> <p>Douglas Partners Report on Supplementary Contamination Investigation March 2022 (with preliminary waste classification)</p> <p>Douglas Partner Remediation Action Plan dated 6 May 2022 included the waste classification on GSW materials.</p> <p>Monthly Waste Report (Bingo Industries, the waste contractor) with register of monthly waste tonnages by type (up to June 2023)</p> <p>Waste Register for material removed off site for disposal is maintained (up to 22/7/23)</p> <p>Waste docket number 50065268-KC dated 22/7/23 for General Solid Waste (GSW)</p>	<p>All demolition works were completed prior to this audit period. Also, bulk excavation had also been completed prior to this audit period. Consequently, the majority of waste generated during the audit period is associated with construction materials (packaging, materials, etc), with some excavated spoil also removed from the site during the audit period.</p> <p>Waste classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p> <p>Classified waste is tracked, and records of waste disposal during the period were sighted (Docket 50065268-KC dated 22/7/23 for (GSW), with GSW disposed at a licensed waste facility (EPL no. 12901) at Kemps Creek.</p>	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 and interview with Auditees 25/07/2023</p> <p>North Sydney Public School Operational and Construction Waste Management Plan by Waste Audit and Consultancy June 2022.</p> <p>Monthly Waste Report (Bingo Industries, the waste contractor) with register of monthly waste tonnages by type (up to June 2023)</p>	The bulk of concrete works has been completed. No concrete pouring was observed during the site inspection on 25/7/23. The contractor advised that concrete waste is collected and disposed off site. The monthly waste report (Bingo Industries, up to June 2023) shows some recyclable concrete generated during the audit period.	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.	Site inspection and interview with Auditees 25/07/2023	Records of quantities of each waste type generated during the audit period and reuse, recycling and	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Monthly Waste Report (Bingo Industries, the waste contractor) with register of monthly waste tonnages by type (up to June 2023)</p> <p>Waste Register for material removed off site for disposal is maintained (up to 22/7/23)</p> <p>Waste docket number 50065268-KC dated 22/7/23 for General Solid Waste (GSW).</p> <p>Dockets kept on file and sighted dockets</p>	disposal locations for the duration of construction were recorded in the Waste Register.	
C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>Site inspection and interview with Auditees 25/07/23</p> <p>License to Perform Class an Asbestos License Number: 2319770 expires 01/10/2022.</p> <p>Removal of asbestos was conducted by PF Civil Pty Ltd License 212210</p> <p>NSW SafeWork Notice of intent to remove friable asbestos. Date 10/05/2022, Notification Number 940R-00344507-01-Accepted.</p> <p>Clearance certified Phil Clinton Number LAA000119</p> <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>No hazardous material were reportedly removed from the site during the audit period.</p> <p>The removal of hazardous materials (asbestos) was undertaken before the current audit period and is reported in IA1 and IA2.</p>	Not triggered
Outdoor Lighting				
C34	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection and interview with Auditees 25/07/23	No external lighting has been completed yet.	Not Triggered
Independent Environmental Audit				
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<p>Site inspection and interview with Auditees 25/07/23</p> <p>Letter 21/07/22 DPE-SINSW approval of Independent Auditor</p>	WolfPeak were approved as the auditors prior to commencing of the first audit.	Compliant
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<p>Site inspection and interview for Independent Audit Report 3 with Auditees 25/07/23</p> <p>Independent Audit Report no. 1 dated 23/09/22 prepared by WolfPeak</p> <p>Independent Audit Report no. 2 dated 05/04/22 prepared by WolfPeak</p>	Independent Audits of the development have been conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Site inspection and interview with Auditees 25/07/23	Discussions with the auditee and project records indicate that the Planning Secretary have not required the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above.	Not Triggered
C38	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent, or condition C37 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	Site inspection and interview with Auditees 25/01/23 Letter 24/07/23 SINSW-DPE re: Submission of Independent Audit Report and response in accordance with Conditions C36 and C38 Independent Audit Report no. 2 dated 05/04/22 prepared by WolfPeak Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-sydney-public-school-upgrade.html#category-reports	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant did: <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report 2 prepared under condition C36 of this consent; b) submit the response to the Planning Secretary on 24/07/23; and c) made the Independent Audit Report 2 and response to it publicly available within 60 days after submission to the Planning Secretary. Independent Audit Report 2 and the response to the audit findings were uploaded in the project website within the timeframes of Condition C38.	Compliant
C39	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Site inspection and interview with Auditees 25/07/23 Independent Audit Report no. 2 dated 05/04/23 prepared by WolfPeak Letter 21/04/2023 SINSW-DPE re: North Sydney Primary School (SSD-11869481): Notification of Non-Compliances in accordance with Condition A27 and A28 Letter 24/07/2023 SINSW-DPE re: North Sydney Public School Upgrade (SSD 11869481): Submission of Independent Audit Report and response in accordance with Conditions C36 & C38	Independent Audit Report 2 (IA2) and the applicant/proponent's response to audit findings were submitted to the Planning Secretary on the 24 July 2023, not 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. Non-compliance: Independent Audit Report no. 2 and the applicant's responses to the findings were not submitted to the Department within two months of undertaking the audit. Recommendation: The non-compliance identified in C38 was reported to the Department on 21/04/2023 and therefore this item is closed	Non-Compliant
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection and interview with Auditee 25/07/23	The auditor is not aware of any approval from the Planning Secretary to cease the independent audits.	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); 	Site inspection and interview with Auditees 25/07/23 Occupation Certificate No. 22-217914oc1, date of determination 7/09/2022 External Refurbishment Building G, issued by Philip Chun	The project is in construction phase. This condition may be applicable upon completion of construction and prior to operations of Building I & J. The auditee advised that Building G did not require operational readiness work, with no operational readiness work occurring prior to obtaining Occupation Certificate	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.	Crown Occupation Verification Certificate #1, dated 21/07/2022, Internal Refurbishment of Building G, issued by Philip Chun		
C42	Operational readiness work must only be undertaken in accordance with the details submitted under condition C41 and the following requirements: <ul style="list-style-type: none"> (a) no more than 30 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff. 	Site inspection and interview with Auditees 25/07/23	As above	Not Triggered
Heritage Fence and Gutter – Temporary Removal and Storage				
C43	The temporary removal and storage of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (approved under SSD 11869481 MOD 1) must be undertaken in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24. (MOD-1)	Site inspection and interview with Auditees 25/07/23 Independent Audit Report no. 1 dated 23/09/22 prepared by WolfPeak Independent Audit Report no. 2 dated 05/04/22 prepared by WolfPeak Letter 27/09/22 SINSW-DPE re: Non-compliance notification relating to heritage fence. Email 24/01/23 DPE-TCG re: Reply relating to Non-compliance notification relating to heritage fence. Letter 05/09/22 RJC Group-TCG re: Removal of Palisade fence and associated Plinth Stones (heritage fence) 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). Aconex communication from Taylor to Certifier, dated 31/08/2022 with Photographic Archival recording and evidence of submission to Council, and notification of engagement of Curio Projects to oversee the works. DPE communication to Taylor dated 24/01/2023 requesting details of the removal of the heritage fence, the company that removed the fence, responsibilities to follow the HIS.	A non-compliance against C43 was raised during IA1 and IA2 (refer to Table 5 of this audit report) regarding the removal of the heritage fence between the 10-17 June 2022. SINSW submitted a self-reported to non-compliance to DPE in correspondence dated 27/09/202, indicating that "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". This correspondence also referred to RJC Group letter dated 05/09/22. RJC letter indicates the following "RJC confirms we have been successful in removing the approx. 6.6m of existing Palisade fence and associated Plinth Stones to allow truck movements during construction works by Taylors. All stones and fencing units are being stored undercover in RJC Milperra Factory located at Unit 9, 13 Works Place, Milperra NSW 2114. All stones and fence Panels were successfully removed intact with the exception of one of the centre Plinth stones which will not be used in the Permanent SSD works to leave a 3.5m clear opening and entry as per the Drawing detail and intent in Pages 40 & 41 of the Curio HIS. RJC is awaiting confirmation on a return to site date to complete the permanent works as detailed and confirms all works to date have been done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22."	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Taylor communication to Turner & Townsend (cc: Certifier) dated 31/01/2023 with responses to DPE's communication dated 24/01/2023	<p>In correspondence dated 31/08/2022 from Taylor to Turner & Townsend (cc: Certifier), responses to DPE's communication dated 24/01/2023 were provided for submission to DPE. In that correspondence, Taylor notes, amongst other items, that the fence was removed under the supervision of Heritage Specialist RJC Group between 10 and 17 June 2022, and that Taylor believe RJC are a competent heritage specialist that had extensive experience in heritage demolition works.</p> <p>In IA2, the auditor considered this non-compliant as open until RJC goes back to site for permanent works and confirms that all works were done as per the supplied Methodologies and Section 7.2 of the Curio Projects S4.55 HIS Dated 11-04-22.</p> <p>No further development has occurred since IA2 as the fence has not been re-established and the fence panels are stored as per RJC letter dated 5/09/2022.</p> <p>Non-compliance: Consistent with the IA2 Auditor Assessment, this non-compliance against C43 remains open until a heritage specialist appointed in accordance with Condition B24, inspect the reinstatement of the heritage fence and confirms in writing that all works have been undertaken in accordance with methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022.</p> <p>It is also noted that Taylor, in correspondence dated 31/08/2022, advised the Certifier (in accordance with Condition B24) that Curio Projects had been engaged to oversee the heritage fence works. If Taylor intends to use a different heritage specialist to oversee the fence reinstatement works, then resubmission to the Certifier of evidence demonstrating the appointment of a suitably qualified consultant would be required prior to the reinstatement works.</p> <p>Recommendation: Provide documented evidence that a heritage specialist appointed in accordance with Condition B24, have inspected the reinstatement of the heritage fence and confirmed in writing that all works have been undertaken in accordance with methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022.</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	Upgrade to North Sydney Public School – SSD-11869481-PA-13 - Non-compliance notification in accordance with Condition A27 and 28. Related to the Operational Handover of Building G	Applicable to both operational stages, including Stage 1 Building G, as per DPE approved Staging Report dated 22/07/22	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	at North Sydney Public School. Inherently linked to the Staging Report submitted under SSD-11869481-PA-12 Occupation Certificate for Building G by Philip Chun dated 2/9/2022, 22-217914OC1 Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun	A non-compliance against Condition D1 was raised in IA2 regarding the delayed notification of operation of Building G as part of Stage 1 development. A self-reported non-compliance was reported by SINSW on 21 July 2022 against Condition D1 with regards to the delayed notification of operation commencement of Building G as part of Stage 1 Development and A9 submission of Staging Report one month after the commencement of operation of Building G. This non-compliant is considered closed as reported in IA2 (refer also to Condition A32) No new areas (ie. Stage 2) commenced operation since the last audit (IA2)	
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.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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: (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.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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:	Crown Occupation Verification Certificate (COVC1) for Internal Refurbishment of Building G, by Philip Chun dated 21/07/2022	Applicable to both operational stages, including Stage 1 Building G, as per DPE approved Staging Report dated 22/07/22	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun	<p>Occupation Certificate No. 22-217914oc1 for External Refurbishment of Building G 7/09/2022 issued by Philip Chun, refers to Mechanical Ventilation Installation Certificate by Crest Air Conditioning dated 18/07/2022</p> <p>Crown Occupation Verification Certificate (COVC1) for Internal Refurbishment of Building G, by Philip Chun dated 21/07/2022, refers to Mechanical Installation Certificate by Crest Air Conditioning dated 13/07/22</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	
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.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Fire Safety Certification				
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	<p>Crown Occupation Verification Certificate (COVC1) for Internal Refurbishment of Building G, by Philip Chun dated 21/07/2022</p> <p>Occupation Certificate No. 22-217914oc1, date of determination 07/09/2022 External Refurbishment Building G, issued by Philip Chun</p>	<p>Applicable to both operational stages, including Stage 1 Building G, as per DPE approved Staging Report dated 22/07/22</p> <p>Occupation Certificate (OC) No. 22-217914oc1 for External Refurbishment of Building G 7/09/2022 issued by Philip Chun, refers to Fire Safety Certificate and Fire Safety Schedule by SINSW and NSW Department of Education dated 20/07/2022 and 21/07/2022 respectively. OC 22-217914oc1 indicates that a Fire Safety Certificate has been issued for the building.</p> <p>Crown Occupation Verification Certificate (COVC1) for Internal Refurbishment of Building G, by Philip Chun dated 21/07/2022, refers to Fire Safety Certificate by Taylor Construction Group date 20/07/2022.</p> <p>Building G could not be inspected during the on-site audit of the 25/07/2023 due to school operations, however the contractor advised that the Fire Safety Certificate is displayed in the Admin area.</p> <p>The contractor advised that a copy of the Fire Safety Certificate has been issued to SINSW prior to occupation of building G, who are then required to issue it to the relevant authority and Council.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</p>	Compliant
Structural Inspection Certificate				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Repair of Public Infrastructure				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Road Damage				
D13	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Post-Construction Survey – Adjoining Properties				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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> <ul style="list-style-type: none"> (a) document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
D15	<p>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.</p>		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D16	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 63 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant road's authority.</i></p>		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
School Zones				
D17	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Bay Road and McHatton Street must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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>		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
School Transport Plan				
D19	<p>Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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; (ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and <p>(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(e) a monitoring and review program.</p>			
Utilities and Services				
D20	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Stormwater Operation and Maintenance Plan				
D21	<p>Prior to the commencement of operation, and Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Signage				
D22	Prior to the commencement of operation, way-finding signage must be installed.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
D23	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	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).		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. 		Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22	Not Triggered
Heritage Fence and Gutter – Reconstruction				
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>	Interview with auditees 25/7/2023	The heritage fence had not been reinstated at the time of the audit (refer to Table 5 of the audit report, and condition C43)	Not Triggered
Stormwater Line and OSD Connection				
D29	<p>Prior to operation, any damage to the stormwater channel within Council land resulting from the connection of the OSD is to be rectified</p> <p>(MOD-2)</p>	Interview with auditees 25/7/2023	<p>Taylor advised that the stormwater channel in Council land has not been damaged.</p> <p>OSD not connected yet</p>	Not triggered
PART E: POST OCCUPATION: Applicable to Stage 2 (Operation) Buildings I & J, as per DPE approved Staging Report dated 22/07/22				
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	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.			Not Triggered
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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); (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) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.			Not Triggered
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
Warm Water Systems and Colling Systems				
E6	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the certifier must be implemented for a minimum of 12 months following the completion of construction.			Not Triggered
Operational Noise Limits				
E8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Assessment dated 13 August 2021 and prepared by Marshall Day Acoustics and complies with the acoustic performance requirements in Memorandum 220015-NSPS-S4.55 Acoustic Review-R3 dated 2 November 2022 and prepared by Pulse White Noise Acoustics. (MOD-2)			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			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	measures so that operational noise levels do not exceed the 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
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; 			Not Triggered

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

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment



Mr Patrick Mills
Planning Support Officer
Department of Education
Suit 9 of 259 George Street
SYDNEY NSW 2000

07/06/2023

Dear Mr Mills

**Upgrade to North Sydney Public School - IEA nomination (SSD-11869481)
IEA nomination**

I refer to post approval matter, SSD-11869481-PA-28, IEA nomination, submitted as under by Schedule 2, Condition C35 of SSD-11869481 as modified (the **Consent**) to the Department NSW Planning of Planning and Environment (**NSW Planning**) on 4 May 2023

NSW Planning has reviewed the information provided and is satisfied Ana Marina Munoz Acosta and Ricardo Prieto-Curiel are suitable experienced and qualified to perform the role of Lead Auditor for the Upgrade to North Sydney Public School Project.

Accordingly, in accordance with Condition C35 of the Consent, Secretary has approved;

- Ana Marina Munoz Acosta (lead auditor) and
- Ricardo Prieto-Curiel (alternate lead 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 May 2020*. Failure to meet these requirements will require revision and resubmission. Notwithstanding the agreement for the above listed auditors for the Consent, NSW Planning may require an alternative auditor for future audits.

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

Yours sincerely



Rob Sherry

Department of Planning and Environment



Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: Ricardo Prieto-Curiel
Sent: Monday, July 3, 2023 12:47 PM
To: compliance@planning.nsw.gov.au
Cc: dylanm@taylorau.com.au; markr@taylorau.com.au; Tarini.Pathak@turntown.com; Ana Maria Munoz Acosta <ammunoz@wolfpeak.com.au>
Subject: North Sydney Public School (SSD-11869481) – Independent Audit No. 3

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on the North Sydney Public School SSD-11869481 (the Project).

I am currently preparing to undertake the third independent audit of the Project. The audit is required to be conducted in accordance with SSD-11869481 Schedule 3 Conditions C35-C40, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/upgrade-north-sydney-public-school-modification-2>

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

The on-site component of the audit is planned to take place on the **25 of July 2023**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

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

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

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

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

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

Ricardo Prieto-Curiel | Principal Environmental and Planning Specialist



E: rprietocuriel@wolfpeak.com.au

M: 0488 220 642

P: 1800 979 716

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

APPENDIX D – ATTENDANCE SHEET





INDEPENDENT AUDIT MEETING ATTENDANCE RECORD


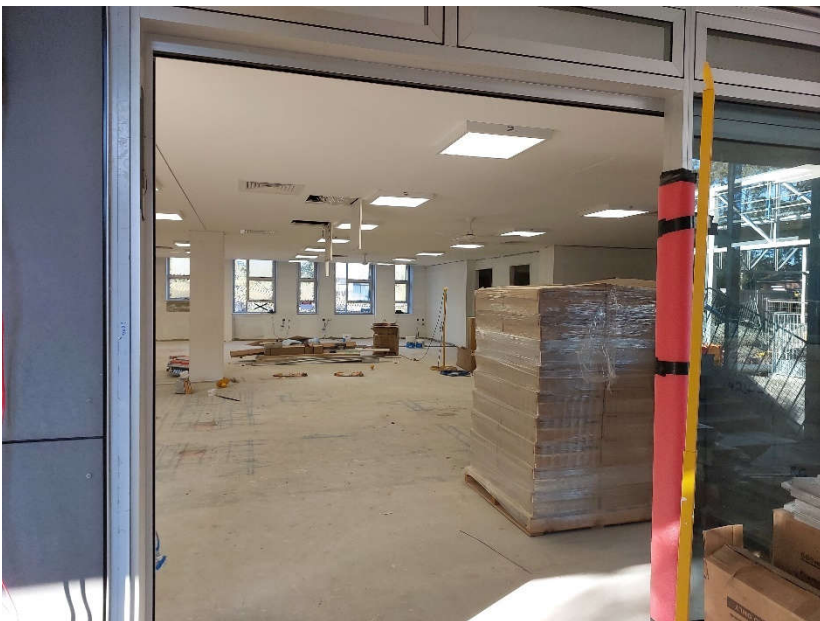
PROJECT (NAME AND APPROVAL NUMBER)		NORTH SYDNEY PUBLIC SCHOOL SSD 11869481 - IA3		
LOCATION:		182 PACIFIC HIGHWAY 1 NORTH SYDNEY		
DATE/TIME (Opening Meeting):		25 JULY 2023 / 8:30AM	DATE/TIME (Closing Meeting):	25 JULY 2023 / 3:00 PM
Lead Auditor:		RICARDO PRIETO CURIEL	Audit Scope:	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Dylan Mossad	Contract Admin	Taylor	<i>[Signature]</i>	<i>[Signature]</i>
Mark Reynolds	Project Manager	Taylor	<i>[Signature]</i>	<i>[Signature]</i>
ISIDRO FLORES CONI	Project Manager	T&T	<i>[Signature]</i>	<i>[Signature]</i>
JOYCE HATEWA	MANAGER	WOLFPeAK	<i>[Signature]</i>	<i>[Signature]</i>
RICARDO PRIETO-CURIEL	LEAD AUDITOR	WOLFPeAK	<i>[Signature]</i>	<i>[Signature]</i>


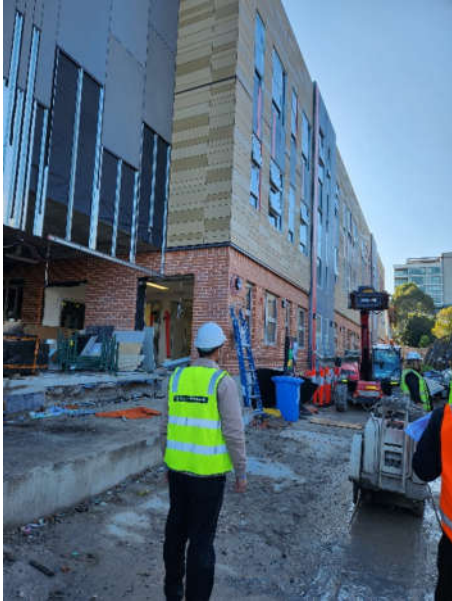
APPENDIX E – SITE INSPECTION PHOTOGRAPHS



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


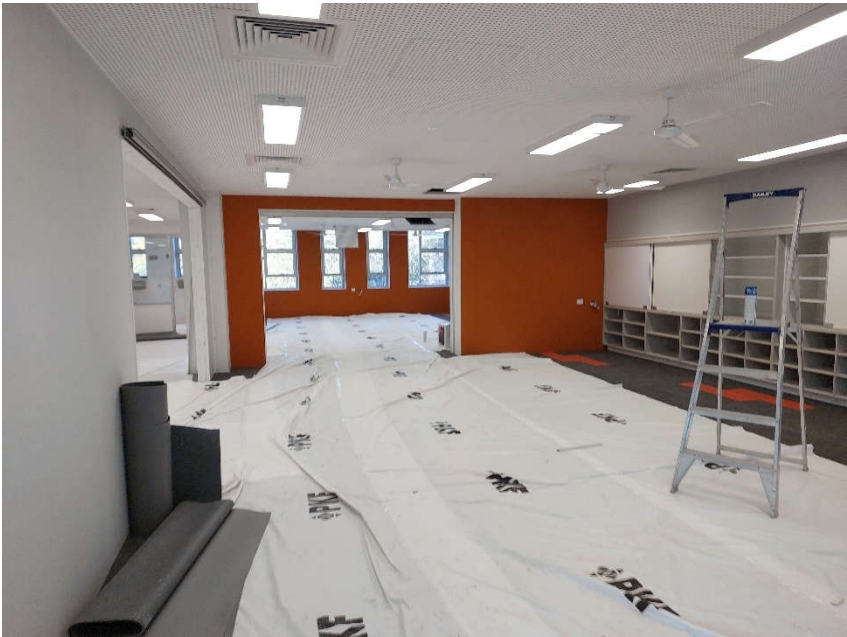
Table 8: Site inspection photographs

No.	Comment	Photograph
1	Site Notice along Bay Road	
2	Tree Protection and waste bins	

No.	Comment	Photograph
3	Internal works (Building J)	
4	Internal works (Building I)	



No.	Comment	Photograph
5	Steel structure of new Covered Outdoor Learning area (COLA)	
6	Building I - façade completed	



No.	Comment	Photograph
7	Chemical container area	
8	Hoarding installed along the existing school perimeter next to Bay Road and sediment fencing	

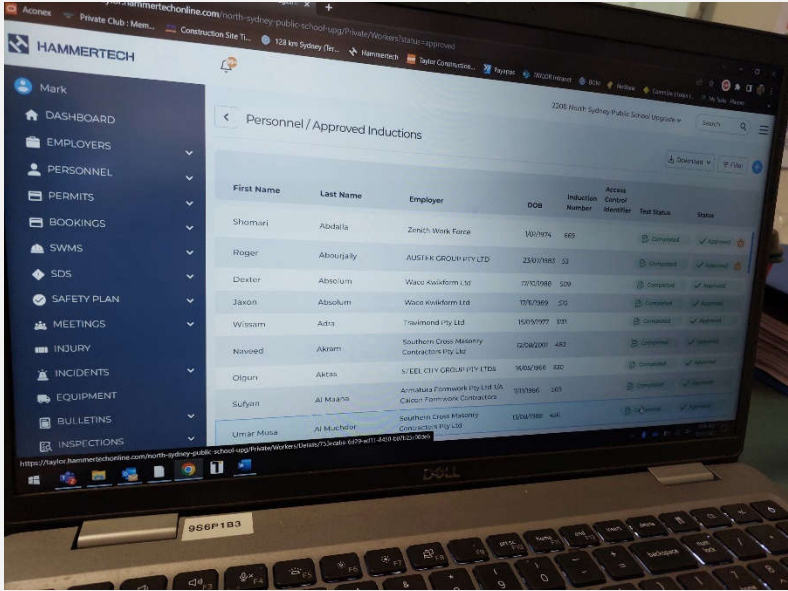

No.	Comment	Photograph
9	Internal hoarding (separating from school areas) and tree protection	
10	Level 2 for Building I	

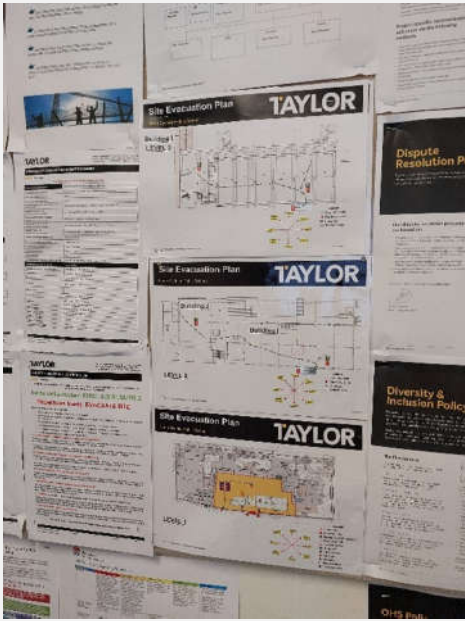

No.	Comment	Photograph
11	Sediment controls in Bay St drains downslope of site	
12	Construction site access and bund to direct water to collection tank	


No.	Comment	Photograph
13	Construction vehicle parked in approved parking Work Zone	
14	Pedestrian management sign in footpath	

No.	Comment	Photograph
15	Prestart planning board	
16	Heritage fence	

No.	Comment	Photograph
17	Spoil Stockpile	
18	Tree within construction zone (unprotected but which appears to be T42 approved for removal – Auditee to confirm, refer to observation under IA3-10)	

No.	Comment	Photograph																																																																																
19	Hammertech induction register	 <table border="1"> <thead> <tr> <th>First Name</th> <th>Last Name</th> <th>Employer</th> <th>DOB</th> <th>Induction Number</th> <th>Access Control Member</th> <th>Test Status</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Shomari</td> <td>Abdalla</td> <td>Zimch Work Force</td> <td>18/07/76</td> <td>663</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Roger</td> <td>Aboujaaly</td> <td>AUSTIN GROUP PTY LTD</td> <td>23/07/85</td> <td>53</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Dexter</td> <td>Abdulum</td> <td>Waco Kwikform Ltd</td> <td>27/03/88</td> <td>509</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Jaxon</td> <td>Abdulum</td> <td>Waco Kwikform Ltd</td> <td>17/07/89</td> <td>515</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Wisam</td> <td>Adra</td> <td>Trakimond Pty Ltd</td> <td>15/03/97</td> <td>831</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Naveed</td> <td>Akram</td> <td>Southern Cross Masonry Contractors Pty Ltd</td> <td>02/08/2001</td> <td>482</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Oligari</td> <td>Aktaa</td> <td>STEEL CITY GROUP PTY LTD</td> <td>06/02/96</td> <td>820</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Sufyan</td> <td>Al Maana</td> <td>Arnakura Formwork Pty Ltd SA Cairns Formwork Contractors</td> <td>07/01/86</td> <td>303</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> <tr> <td>Umar Musa</td> <td>Al Muthery</td> <td>Southern Cross Masonry Contractors Pty Ltd</td> <td>18/04/1988</td> <td>446</td> <td></td> <td>Completed</td> <td>Approved</td> </tr> </tbody> </table>	First Name	Last Name	Employer	DOB	Induction Number	Access Control Member	Test Status	Status	Shomari	Abdalla	Zimch Work Force	18/07/76	663		Completed	Approved	Roger	Aboujaaly	AUSTIN GROUP PTY LTD	23/07/85	53		Completed	Approved	Dexter	Abdulum	Waco Kwikform Ltd	27/03/88	509		Completed	Approved	Jaxon	Abdulum	Waco Kwikform Ltd	17/07/89	515		Completed	Approved	Wisam	Adra	Trakimond Pty Ltd	15/03/97	831		Completed	Approved	Naveed	Akram	Southern Cross Masonry Contractors Pty Ltd	02/08/2001	482		Completed	Approved	Oligari	Aktaa	STEEL CITY GROUP PTY LTD	06/02/96	820		Completed	Approved	Sufyan	Al Maana	Arnakura Formwork Pty Ltd SA Cairns Formwork Contractors	07/01/86	303		Completed	Approved	Umar Musa	Al Muthery	Southern Cross Masonry Contractors Pty Ltd	18/04/1988	446		Completed	Approved
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20	No mud tracking on the road																																																																																	

No.	Comment	Photograph
21	Evacuation Plan on office board	
22	Sediment fence along the south-western boundary, refer to observation raised under IA3-6.	

No.	Comment	Photograph
23	View of Building I from Bay Road	 A photograph showing a multi-story building with a brick and grey facade, viewed from Bay Road. The building has several windows and a red vertical stripe. In the foreground, there is a paved road with a white line, a utility pole, and a white fence. Several vehicles, including a white SUV, a silver car, and a white pickup truck, are parked or driving on the road. The sky is clear and blue.

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 <u>structures</u>; o construction of one new three-storey <u>building</u>; o ground floor internal refurbishment of an existing building; and o associated works, including earthworks, drainage, new bicycle parking, tree removal, <u>landscaping</u> and new signage.
Project Address:	182 Pacific Highway North Sydney NSW 2060 (Lot 1 in DP184559 and in DP 184591)
Proponent:	Department of Education
Title of Audit	North Sydney Public School
Date:	17 August 2023

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

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

Notes:

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

Name of Proposed Auditor:	Ricardo Prieto-Curiel
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global – Certificate #15160)

Declaration of
Independence - Auditor



	Registered Environmental Assessment Practitioner (REAP) (46169) Master's in environmental Toxicology – UTS Sydney 1997 Bachelor of Biological Sciences – Autonomous University of Madrid Spain 1988
Company:	WolfPeak Pty Ltd

