

Penshurst Public School

Independent Environmental Compliance Audit of SSD 8365

Audit Report

Prepared for:

Grindley Construction Pty Ltd

Prepared by:

SNC-Lavalin Rail and Transit Pty Ltd

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1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged to undertake an audit of the Penshurst Public School Project SSD 8365 (the Project). The audit is required by the Ministers Conditions of Approval SSD 8365 (MCoA). The project has been delivered by Schools Infrastructure NSW (SINSW). Grindley were appointed by SINSW to construct the project and to provide maintenance services for the first 12 months of operation.

To complete this audit, SNC-Lavalin Atkins undertook a site inspection, interviewed key management staff and reviewed relevant and available documents relating to the approval and to the ongoing management and monitoring of the site’s environmental aspects.

The inspection was undertaken on 17 December 2021, with members of the construction contractor Grindley present. At the time of the audit, the project was completed with the school operational since early 2021. Furniture, signage fixtures and fittings, reinstating sections of footpath on Arcadia Street adjacent to the school and landscaping of the playground area had been completed. The Project was audited against the MCoA as applicable to the operational phase.

The findings from the audit conclude:

- > Site finalisation, landscaping and rehabilitation works were complete
- > Key infrastructure and signage covering key operational issues such as building management systems traffic management and green travel had been installed. Examples include fire protection systems, traffic management, disabled access. Parking restriction signage and permanent carparking
- > Strong evidence was observed to indicate that transition from construction to operational phases was well planned
- > Maintenance activities are ongoing, the construction contractor has been retained by SINSW to provide maintenance for the buildings and school grounds for a 12-month period following completion

Overall, the operational aspects of the site are being managed in an environmentally responsible manner, and in compliance with the MCoA. No environmental issues or off-site impacts were identified during the site inspection. No non compliances with the conditions of approval were observed during the audit.

One recommendation is made, to update the project website and replace the construction phase environmental management plans with operational management plans that have been prepared in accordance with the approval conditions.

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2 INTRODUCTION

2.1 BACKGROUND OF PROJECT

The NSW Government is investing \$6.7 billion over the next four years to deliver 190 new and upgraded schools to support communities across NSW. In addition, a record \$1.3 billion is being spent on school maintenance over five years, making it the largest investment in public education infrastructure in the history of NSW.

School Infrastructure NSW (SINSW) has redeveloped Penhurst Public School to improve facilities and to cater for the current and projected growth in the Hurstville group of schools. The project provides 47 new flexible teaching spaces, new student, staff and administration facilities, a new library, hall and covered outdoor learning area, as well as maximised open play space.

At the time of the audit, construction works had been completed (since January 2021) and the school is operational.

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2.2 INDEPENDENT AUDIT TEAM

The SNC-Lavalin Atkins audit team is a suitably qualified, experienced and independent team of experts in auditing. The details of the team are described in **Table 1** below with contact details provided.

Table 1 SNC-Lavalin Atkins Audit Team and Contacts

Role	Name	Contact Details	Qualifications and Experience
Primary Lead Auditor	Richard Peterson	M: 0429 227 775 E: Richard.Peterson@atkinsglobal.com	B.E Civil M. Env Eng Mgt Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global 20+ years of Environmental Auditing experience. Project experience auditing: <ul style="list-style-type: none"> > Member of the RMS Infrastructure Auditing Panel. Totalling over 50 Infrastructure Audits over NSW. > Sapphire Wind Farm > Crudine Ridge Wind Farm > Western Sydney Airport

In accordance with Condition C36 of SSD 8365 and the Independent Audit Post Approval Requirements, the Secretary has agreed to Richard Peterson as the Independent Auditor. The Agreement of Independent Auditor Penhurst Public School (SSD 8265) from DPIE is appended to this report in Appendix A.

2.3 AUDIT OBJECTIVES

The objective of the Independent Environmental Audit was to assess compliance of the Project with the Ministers Conditions of Approval (MCoA) and the implementation of the environmental management plans as outlined in the MCoA.

The audit is to provide positive support for good practices, while providing practical and reasonable recommendations for improvement that can be carried over to the later stages of the Project, as construction accelerates.

2.4 SCOPE OF AUDIT

Grindley required an Independent Environmental Auditor to complete the requirements of the Environmental Audit Program (EAP). These were developed in line with the Ministers Conditions of Approval (MCoA) for the Project, NSW Government Guidelines and AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems (the ISO Guideline). The audit focused on issues that were relevant to the current stage of works including requirements to complete prior to occupation.

This audit covers the following areas:

- > Assessment the environmental performance of the SSD, and its effects on the surrounding environment;

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- > Assess whether the Project is complying with the terms of the approval.
- > Review the adequacy of any documents required under the approval.
- > Identify measures or actions to improve the environmental performance of the SSD, and improvements to any documents required under the approval. These have been recommended within this report.
- > Review the status of implementation of previous Independent Audit findings, recommendations, and actions
- > Undertake a high-level review of the Grindley's ISO 14001 certified Environmental Management System (EMS) including implementation of key processes.
- > Review of the adequacy of the relevant management plans
- > Assessment of environmental performance including actual vs predicted impacts in the EIS; and
- > Internal established procedures for non-compliance, records of environmental compliance and ensuring required permits and approvals have been obtained from the relevant agencies were reviewed as areas of focus as communicated to the auditor by the Department during pre-audit consultation.

Table 2 Scope Requirements

Scope requirement	Where addressed
Assessment the environmental performance of the SSD, and its effects on the surrounding environment.	This report Section 4.2 Section 4.7
Assess whether the Project is complying with the terms of the approval.	Section 4.4 Appendix C
Review the adequacy of any documents required under the approval.	Section 4.1 Appendix C
Identify measures or actions to improve the environmental performance of the SSD, and improvements to any documents required under the approval.	Section 4.15
Review the status of implementation of previous Independent Audit findings, recommendations and actions.	Section 4.5
Undertake a high-level review of the Grindley's ISO 14001 certified Environmental Management System (EMS) including implementation of key processes.	Section 4.7
Review of the adequacy of the CEMP and sub-plans.	Section 4.6
Assessment of environmental performance including actual vs predicted impacts in the EIS.	Section 4.11
Internal established procedures for non-compliance, records of environmental compliance and ensuring required permits and approvals have been obtained from the relevant agencies	Appendix C

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2.5 PERIOD COVERED BY AUDIT

Condition C38 of the Project's Conditions of Approval outlines the Independent Environmental Auditing requirements for the Project. This condition requires that an Independent Environmental Audit of the SSD is undertaken in the following periods:

- > within 8 weeks of the notified commencement date of construction an initial construction Independent Audit must be undertaken
- > a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit

Following this, Independent Environmental Audits are to be undertaken

- > At intervals, no greater than 52 weeks from the date of the initial Independent Audit
- > within 12 months of the commencement of operation and then as required by the Secretary.

This Environmental Audit Report details the findings of the third Independent Environmental Audit of construction to be undertaken on the Project.

The audit covers the period from the third and final construction audit on 7 January 2021 until the site inspection on 17 December 2021, with the Final Audit Report and Grindley's response to be received by the Department within two (2) months of undertaking the independent audit site inspection, by 17 February 2021.

The audit focused on operational issues that are relevant to the period being audited and excludes matters that are not relevant to the stage of works covered by the audit.

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3 AUDIT REQUIREMENTS AND PROCESS

3.1 APPROVAL OF AUDIT TEAM

The audit team was approved by DPIE on 1 December 2021, prior to the commencement of the Audit. A copy of the audit team agreement is provided in Appendix A.

3.2 AUDIT SCOPE

The audit scope included all relevant conditions of approval that are applicable (at the time of the audit) to the operational phase of the project. Conditions of approval that were addressed by previous audits relating to the construction and pre-operational phase were not audited in detail.

3.3 SUMMARY OF AUDIT PROCESSES

To complete the audit the following was undertaken:

- > Preliminary document review to familiarise the team with the Project and their processes
- > Consultation with relevant stakeholders
- > Opening meeting
- > Site visit
- > Interviews with key management and supervisory personnel
- > Review of documents and records on-site
- > Closing meeting
- > Follow up of residual matters

3.4 CONSULTATION

In developing the audit scope, DPIE and Georges River Council were consulted with.

DPIE requested that an adequacy review of the Out of Hours Event Management Plan, the Green Travel Plan and the Operational Transport and Access Management Plan is included in the IEA Report and to provide details on whether these plans are being appropriately implemented by the project.

No response was received from Georges River Council, although it is noted that Council have been actively consulted with throughout the project and relevant correspondence and consultation records were reviewed during the audit,

3.5 SITE PERSONNEL

The following site personnel were in attendance during the audit or parts of:

- > Rodney Peachey – Senior Project Manager, Grindley
- > Mitchell Thornbury – Contracts Administrator, Grindley

Each individual noted provided evidence of the Project’s compliance at different stages during the audit.

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3.6 SITE INSPECTION

A site inspection was undertaken by Lead Auditor Richard Peterson on 17 December 2021, accompanied by Mitchell Thornbury (Grindley Contracts Administrator). Construction works had been completed and the school was now operational. Following consultation feedback from DPIE, a further visit to the roads surrounding the site was undertaken on 22/1/2022 to more closely assess the traffic infrastructure installed on the streets adjacent to the school.

Observations made during the site inspections were:

- Permanent works had been completed including building structure, facades, ventilation, lighting, landscaping and other finishing works had been completed
- There was no evidence of construction activities such as soil stockpiles, rubbish, waste, sediment, or offsite pollution
- There was no evidence of damage to local roads or other public infrastructure observed
- Traffic and transport infrastructure including bicycle racks, “kiss and ride”, permanent carpark, speed restriction signage and road crossings had been installed.

Photographs taken during the site inspection is provided in Appendix B

3.7 COMPLIANCE DESCRIPTORS

The compliance status of each requirement was determined using the relevant descriptors in Table 3. No other terms have been used to describe the compliance status.

Table 3 Compliance descriptors

Status	Description
Compliant (C)	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant (NC)	One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Technical Non-Compliance (TNC)	Condition has been triggered as a result of a non-compliance with a related condition. However, does not require direct action or recommendations.
Not Triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken.

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4 AUDIT FINDINGS

4.1 APPROVALS AND DOCUMENTS

Relevant approvals and documents were reviewed as part of this audit. Refer to Appendix C for a full list of these documents.

Site and environmental management documentation were observed to be kept on-site at the site office.

4.2 ASSESSMENT OF COMPLIANCE

The Project was audited against the Minister's Conditions of Approval. No Non compliances were identified by the audit.

4.3 PENALTY NOTICES

No penalty notices have been issued to the Project.

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4.4 PREVIOUS AUDIT ACTIONS

Two non-compliances were identified during the previous audit. The following table outlines actions undertaken in response to these non-compliances.

Table 4 Previous Audit Actions

Condition	Requirement	Action Taken	Status
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below (refer to conditions) 	No action was recommended by the previous audit as this is an administrative non - compliance.	Closed
A21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; 	The most recent revision of the CEMP was uploaded to the project website.	Closed. As construction works are now complete, no further updates to the CEMP are required and the CEMP can be removed and replaced with the operational management plan

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Condition	Requirement	Action Taken	Status
	<ul style="list-style-type: none"> (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and i. keep such information up to date, to the satisfaction of the Planning Secretary. 		
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Approval was obtained on 1/12/21 for the auditor prior to the commencement of this operational audit	Closed

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4.5 REVIEW AND ADEQUACY OF MANAGEMENT PLANS

Construction phase environmental management plans were not reviewed as part of the audit as construction work had now been completed and the plans were therefore not considered to be relevant to this audit. Key operational management plans reviewed as follows:

- > Operational Transport and Access Management Plan (OTAMP) and Green Travel Plan (January 2021)
- > Stormwater Maintenance Plan (March 2019)
- > Irrigation Plan (May 2019)
- > Operational Waste Management Plan (December 2020)
- > Events Management Plan
- > Operations and Maintenance Management Instruction Manuals

Evidence was provided by the auditee that these plans are being implemented effectively. This included:

- > The provision of infrastructure and signage that is integral to the implementation of the plan. This included:
 - Provision of bicycle racks and signage on site to promote green travel
 - Installation and operation of building management systems, air conditioning, security fencing safety and firefighting systems
 - Installation of traffic management infrastructure including:
 - Locked and secure staff carpark including dedicated disabled car parking spaces
 - Dedicated short term “kiss and ride” parking bay
 - Dedicated disabled access carparking spaces adjacent to school entry
 - Low speed signage, carparking, traffic calming devices and pedestrian crossing
 - Signage in visible locations advising parents/guardians of the key requirements of the
- > The events management plan is yet to be implemented as due to covid restrictions
- > Carparking surveys undertaken over a 9-week period in 2021. The findings of the survey were that students have demonstrated a positive change whereas staff have transgressed to a higher car usage. The OTTAMP was updated subsequent to the review.

Following the document review and site inspection, it may be concluded that the operational management plans as noted above are adequate for their intended purpose.

4.6 COMPLAINTS

No complaints have been received during the audit period.

4.7 INCIDENTS

No incidents have been reported during the audit period.

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4.8 ACTUAL AND PREDICTED IMPACTS

Impacts on the surrounding environment are minimal and are consistent with the EIS. Operational noise monitoring undertaken confirms compliance with the project noise limits.

4.9 EVIDENCE COLLECTED

Evidence was collected during the audit through the following means:

- > Site visit
 - Site observations and notes
 - Refer to Appendix B for site photographs
- > Interviews
 - Refer to Section 3.4 for the personnel interviewed during the audit
- > Review of Project documents and records
 - Refer to Appendix C for documents that were reviewed during this audit

Refer to Appendix C for the completed audit checklist, outlining the evidence collected against each compliance condition.

4.10 EVIDENCE TO SUPPORT COMPLIANCE ASSESSMENT

Refer to Appendix C for the documents provided as evidence to support compliance assessment.

4.11 PREVIOUS COMPLIANCE REPORT ACTIONS

The Pre-Operational Compliance Report (January 2021) was reviewed as part of this audit. The report was available on the project website. Section 5 of the report noted non compliances that have been recorded throughout the duration of the construction phase of the project with actions and the close out status of the actions noted in the report.

4.12 OPPORTUNITIES FOR IMPROVEMENT

The findings from the audit indicated the Project Team are adopting a proactive approach to the protection and management of the environment and complying with the project conditions of approval. There are no opportunities for improvement identified by the audit. One recommendation has been made, to update the project website to include operational management plans and remove construction related information.

4.13 KEY STRENGTHS

Key strengths observed during the audit include the detailed and comprehensive process the Project Team have adopted to ensure compliance for the operational phase. A high level of organisation was observed in relation to obtaining evidence of compliance prior to operation as required by the MCoA.

Through undertaking the audit and observing the environmental performance of the development it is also evident that the project team has a generally good awareness of environmental issues and there was a high level of cooperation and provision of requested documentation throughout the audit process. The project

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team demonstrated that the operational aspects of the project were well planned and effectively implemented.

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APPENDIX A – AUDIT TEAM AGREEMENT

RE: Penhurst Public School - Independent Auditor - Updated Declaration



Emmanuel Smith-Aspros <Emmanuel.Smith-Aspros@planning.nsw.gov.au>
To: Olivia Hirst

[External Email] This email was sent from outside the NSW Department of Education. Be cautious, particularly with links and attachments.

Good morning Olivia,

Please note that the Department has reviewed the documentation provided in relation to SNC Lavalin Atkins undertaking operational compliance reporting and Mr Richard Peterson and/or Ms Georgia Voura undertaking an operational independent audit for Penhurst Public School.

In this circumstance, the agreement for Mr Richard Peterson and Ms Georgia Voura undertaking the operational independent audit (dated 14 January 2021) is still recognised, under the following conditions (as provided in the email dated 12 November 2021 from Cheryl Cahill – Atkins Global):

- *Personnel preparing the compliance report would not be involved in the audit in any way*
- *Each condition of approval relevant to the audit would be audited independently of the findings of the compliance report 2*
- *The audit would be undertaken in a professional and impartial manner, with an auditor declaration made upon the conclusion of the audit report*
- *The audit would be completed prior to the completion of the operational compliance report, therefore the auditor would not be auditing the work of his own company.*

Please ensure that all correspondence on this matter, including this email, is appended/ attached to the upcoming operational independent audit report for submission to the Department.

Please let me know if you have any questions.

Regards

Emmanuel Smith-Aspros
Senior Compliance Officer (Social Infrastructure)

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APPENDIX B – SITE INSPECTION PHOTOGRAPHS



Figure 1 Bicycle parking facilities and heritage bricks re-used



Figure 2 Arcadia Streetscape



Figure 3 Final Landscaping Works



Figure 4 Student Bike Parking Directional Signage and Heritage Bricks



Figure 5 Finished Building facade



Figure 6 Internal Accessway



Figure 7 Parking restriction and disabled parking signage



Figure 8 Traffic Management Information Signage



Figure 9 Pedestrian crossing, speedhump and signage



Figure 10 – Kiss and Ride – school dropoff zone



Figure 11 – Kiss and Ride and parking restriction signage



Figure 12 – “School Zone” - Speed restriction signage



Figure 13 – Dedicated school carpark

APPENDIX C – INDEPENDENT AUDIT CHECKLIST

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	This audit report and checklist. Desktop review of project documentation. Site inspection December 2021	Site documents are being implemented on site. Controls are in place. From observations made during the site visit it is evident adequate measures are being implemented to minimise environmental harm. No incidents or complaints have been recorded during the audit period.	C
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below (refer to conditions)	Desktop review of project documentation. Site inspection December 2021	The procedures, commitments, preventative actions, performance criteria and mitigation measures set out in the EIS as amended by the SPIR have been addressed within the approved CEMP and sub plans for construction works and operational activities	C
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above	-	No written directions from DPIE	NT
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	Noted.	No inconsistency identified during the audit.	C
Design Amendments				
A5	The proposed Chinese Tallowood (<i>Sapium sebiferum</i>) Arcadia Street trees (11) must be replaced with either Fiddlewood (<i>Citharexylum spinosum</i>), Jacaranda (<i>Jacaranda mimosifolia</i>) or Pear Tree (<i>Pyrus calleryana</i>) to minimise potential off-site environmental impacts to existing nature vegetation areas.	Landscape site plans (10 May 2019).	Plans show trees to be retained and the proposed planting schedule. Indicates 11 mature Pear trees to be planted on Arcadia street. Independent Landscape consultant has confirmed installation of landscaping as per the plans	C
A6	Details demonstrating compliance with condition A5 must be provided to the satisfaction of the Certifying Authority prior to the commencement of building works.	Landscape site plans(10 May 2019).	Assessed as compliant during Audit #2 (Section 6.28 Crown Certificate - BCA Compliance Statement dated 11/07/2019 – Group DLA – listed Landscape Management Plan as reviewed document)	C
Limits of Consent				
A7	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Noted.	Project is now complete	C
Prescribed Conditions				
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	-	Assessed as compliant during Audit #2 (Crown Certificates indicating compliance with Building code of Australia)	C
Planning Secretary as Moderator				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	-	No disputes with council have occurred.	C
Long Service Levy				
A10	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Legal Notices				
A11	Any advice or notice to the consent authority must be served on the Planning Secretary.	-	No advice or notice provided to the consent authority.	NT
Evidence of Consultation				
A12	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Liaison with council about works on Arcadia street and consultation with council about OTAMP and GTP shown in the consultation reports	<p>Consultation Report outlines project stakeholders and engagement undertaken as part of project. Consultation throughout the period between July 2017 and January 2018 including:</p> <ul style="list-style-type: none"> • Department of Planning, • Georges River Council, • Transport for NSW, CBD Coordination office and RMS, • Sydney Water, • Energy Australia, • Teachers, school executive and support staff (educators and administrative staff), • School executive for Peakhurst West Public School (in regard to school relocation), • Students, • Parents and carers, and • Local community. <p>Chapter 5 of report outlines role of each stakeholder in the project and the engagement process for each.</p> <p>Information booths were also completed.</p> <p>Post approval consultation record sighted: Response to Council comments received 16/11/2020 outlines all consultation matters have been resolved with Georges River Council.</p>	C
Staging, Combining and Updating Strategies, Plans or Programs				
A13	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	-	Project is not staged. One stage contract.	NT

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A14	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	-	Project is not staged.	NT
A15	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	-	Project is not staged.	NT
Demolition				
A16	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	Demolition Management Plan Chalouhi Demolition Management Plan dated 15/03/19.	Demolition was completed May 2019 – covered by previous audit.	C
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	Structural design certificate 16 December 2020, sighted.	Assessed as compliant as part of Audit #2 (Structural design certificate dated 17 May 2019 from Woolacotts Consulting Engineers)	C
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.	SECTION 6.28 CROWN CERTIFICATE - BCA DESIGN COMPLIANCE STATEMENT (02/04/2019) SECTION 6.28 CROWN CERTIFICATE - BCA DESIGN COMPLIANCE STATEMENT (11/07/2019) SECTION 6.28 CROWN CERTIFICATE – MODIFIED CROWN BUILDING WORKS CERTIFICATE (20/05/2020) SECTION 6.28 CROWN CERTIFICATE – MODIFIED CROWN BUILDING WORKS CERTIFICATE (10/12/2020)	Crown Certificates from Group DLA confirm compliance.	C
Applicability of Guidelines				
A19	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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	-	No directions from Secretary.	NT
Monitoring and Environmental Audits				
A20	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, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	-	Noted.	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Access to Information				
A21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (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.</p>	<p>Documents located on website:</p> <ul style="list-style-type: none"> i. documents referred to in Cond A2 – Approved Architectural Drawings ii. Notice of Determination, Development Consent iii. Approved plans – however not all the most recent version iv. Compliance reports v. Dust monitoring results vi. Project updates vii. Contact details viii. Audit reports 	<p>It is recommended that Construction Environmental Management Plans are replaced with relevant operational environmental management plans (e.g TTAMP) as these documents are no longer relevant to the project and an overall refresh of the website is undertaken to remove outdated information</p>	C
Compliance				
A22	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Site Specific Induction Presentation - (Grindley) Induction - all workers required to undertake site Induction - online induction through Hammertech (viewed as part of audit) Subcontractor contract sighted</p>	<p>Assessed as compliant during Audit #2. Documents outline relevant conditions of consent for employees and contractors.</p>	C
ADVISORY NOTES				
AN1	<p>All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.</p>	-	<p>All required approvals have been obtained. Project does not require an Environment Protection Licence</p>	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	-	<p>This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).</p>	C
Certified Drawings				
B2	<p>Prior to the commencement of building works, 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:</p> <ul style="list-style-type: none"> (a) the relevant clauses of the BCA; and (b) this development consent. 	-	<p>This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).</p>	C
External Walls and Cladding				
B3	<p>Prior to the commencement of building works, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium</p>	-	<p>This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed</p>	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		during this audit (Audit #3).	
Protection of Public Infrastructure				
B4	Before the commencement of construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council. 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Site Contamination				
B5	Following the completion of demolition works and prior to the commencement of any construction, additional site investigations of previously untested in inaccessible areas of the site must be undertaken in accordance with: <ul style="list-style-type: none"> (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-the-nsw-site-auditor-scheme-third-edition; (d) Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsguidelines.pdf; (e) The National Environment Protection (assessment of contamination) Measures 2013 as amended Testing must include assessment of both the soil and groundwater profile. 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B6	The Remediation Action Plan, titled Preliminary Stage 2 Site Investigation and Remediation Action Plan, prepared by Environmental Investigation Services and dated 25 September 2018, must be updated to reflect the findings of the additional site investigations required by condition B8. The updated Remediation Action Plan must be approved by a NSW EPA Accredited Site Auditor and submitted to the Planning Secretary prior to commencement of remediation works.	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B7	Prior to the commencement of remediation works, an asbestos works management plan must be prepared and submitted for review by a NSW EPA accredited Site Auditor. The asbestos works management plan must be implemented following the receipt of confirmation from the NSW EPA accredited Site Auditor that the asbestos works management plan is considered appropriate	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B8	Remediation works approved as part of this development consent must be carried out in accordance with the report titled, as required to be updated by condition B5, <i>Preliminary Stage 2 Site Investigation and Remediation Action Plan</i> , prepared by Environmental Investigation Services and dated 25 September 2018.	JK Environments Validation Assessment – 20 January 2021, sighted. Approval of RAP sighted. Site visit – January 2020	Assessed as compliant at Audit #1 and Audit #2 and all remediation works are consistent with previous audit. JK Environment validation report states the following: <ul style="list-style-type: none"> • Imported materials were validated in accordance with the RAP and the materials were found to be suitable for use on site • Based on the results of the validation, JKE are of the opinion that the site has been suitably remediated and validated, and the goal and objectives of the remediation have been achieved. As indicated by the validation report remediation works have been undertaken in compliance with this condition.	C
B9	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the school land use and be provided to the satisfaction of the Certifying Authority.	Remediation and site validation are being audited by a NSW EPA Accredited Site Auditor from Senversa to address this condition. Site Audit Report – Senversa 21 January 2021, sighted. NSW EPA Site Audit Statement – 21 January 2021, sighted. JK Environments Validation Assessment – 20 January 2021, sighted.	Validation report outlines that the site has been suitably remediated and validated. The goal and objectives of the remediation have been achieved. Site auditor statement confirms that the site is suitable for the required use.	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Unexpected Contamination Procedure				
B10	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B17 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	S Project Specific Environmental Management Plan – Section 6.1: Unexpected Contamination Finds Protocol.	Unexpected finds procedure was developed prior to Audit #1 and was assessed as compliant during Audit #1 and Audit #1. Section 6.1 of the Project Specific Environmental Management Plan – Unexpected Contamination Finds Protocol. No unexpected finds have occurred during the audit period.	C
Utilities and Services				
B11	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Ausgrid email 13 February 2020 Scott Electrical Services email, 30 July 2020, sighted outlining Ausgrid advises the project has been assigned an officer & then verbal approval is received at the initial site meeting to begin HV Works (Ausgrid do not provide any certificate for approval to begin works on site) Sydney Water Section 73 Compliance Certificate, 21 March 2020, sighted.	All necessary approvals have been obtained from the relevant service providers.	C
B12	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Community Communication Strategy				
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, 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. The Community Communication Strategy must: (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: (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. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Penshurst Public School Project Community Consultation Strategy (April 2019). Project Updates OOHW – road opening permit, licence, traffic control.	Audit #1 and Audit #2 assessed the CCS and implementation of the strategy as compliant. Consultation undertaken with the community includes: • Project updates on SINSW project website (December 2019 – December 2020)	C
Ecologically Sustainable Development				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B14	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia, unless otherwise agreed by the Planning Secretary and submit evidence of registration to the Certifying Authority.	Registration with Green Building Council of Australia submitted to PCA (1/4/19). Letter to DLA dated 28 March 2019 from SINSW - Green Star Registration	As noted in Audit #1, registration with Green Building Council of Australia submitted to PCA (1/4/19). Letter to DLA dated 28 March 2019 from SINSW - Green Star Registration was sighted during Audit #2 Confirmed during Audit #3 that the Project will not be receive a Green Star but follow ESD pathway under SINSW instead which includes a scorecard rating similar to green star.	C
Outdoor Lighting				
B15	Prior to commencement of building works, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	-	From Audit #2: 'Assessed as compliant during Audit #1. (Certificate of Design electrical and Fire Services by JHA 4 June 2019 - included reference to compliance with AS4282. Confirmed submitted as part of CC2. Email from Grindley to Group DLA: Peshurst PS - CC2 (6/6/19))'	C
Access for People with Disabilities				
B16	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of building works, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Construction Environmental Management Plan				
B17	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B19); (c) Construction Noise and Vibration Management Sub-Plan (see condition B20); (d) Construction Waste Management Sub-Plan (see condition B21); (e) Construction Soil and Water Management Sub-Plan (see condition B22); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	-	This condition was assessed as non-compliant during the previous audit (Audit #2). All recommended actions have been undertaken and the non-compliance has been closed out. As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B19	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<ul style="list-style-type: none"> (b) be prepared in consultation with Council and RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 		during this audit (Audit #3).	
B20	<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 Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B20(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B21	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
B22	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) 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); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Construction Parking				
B23	<p>The Applicant must provide sufficient construction vehicle parking facilities on-site, including for heavy vehicles and workers, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.</p>	Site visit January 2020	<p>No site parking available due to small site area and location in suburban environment.</p> <p>Subcontractor contract sighted, includes encouragement to use public transport use as well as carpool.</p> <p>Site inspection confirmed that no heavy vehicles were parked on the street.</p> <p>As confirmed during audit #2, given the constraints of the site for parking, it appears that all reasonable and feasible measures are being implemented by the Contractor to comply with this condition.</p>	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Stormwater Management System				
B24	<p>Prior to the commencement of building works, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (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; 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Operational Noise – Design of Mechanical Plant and Equipment				
B25	<p>Prior to commencement of building works, the Applicant must incorporate the noise mitigation recommendations in the report titled Acoustic Assessment Report, Penshurst Public School Arcadia Street, Penshurst, Report No. 6320-1.1R Rev E, prepared by Day Design Pty Ltd and dated 11 October 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels identified in the report titled Acoustic Assessment Report, Penshurst Public School Arcadia Street, Penshurst, Report No. 6320-1.1R Rev E, prepared by Day Design Pty Ltd and dated 11 October 2018.</p>	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Construction and Demolition Waste Management				
B26	<p>The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.</p>	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Operational Waste Storage and Processing				
B27	<p>Prior to the commencement of building works, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.</p>	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Mechanical Ventilation				
B28	<p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.</p>	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Rainwater Harvesting				
B29	<p>Prior to the commencement of building works, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.</p>	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C
Car Parking and Service Vehicle Layout				
B30	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 20 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared 	-	This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	vehicle and pedestrian access occurs, is to be addressed.			
Bicycle Parking and End-of-Trip Facilities				
B31	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 32 bicycle parking spaces, comprising a minimum 20 staff, 12 primary school student bicycle parking spaces; (b) the provision details of demonstrating suitable weather protection of student bicycle parking spaces; (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (d) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (e) appropriate pedestrian and cyclist advisory signs are to be provided; and (f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	<p>Crown Certificate Design Statement dated 3 June 2019 Perumal Pedavoli - showing 32 secure bicycle parking and end of trip facilities (32 spaces) Site visit 7 January 2021</p>	<p>Secure bicycle parking and end-of-trip facilities are compliant with the requirements of this condition. Crown certificate was provided to Group DLA on 3 June 2019.</p>	C
Public Domain Works				
B32	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority 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 Certifying Authority.</p>	<p>Correspondence - Email from Georges Council to Grindley 16 Dec 2020</p> <p>Approval from Georges River Council for works sighted dated the following:</p> <ul style="list-style-type: none"> • 15 April 2020 (Excavation within the footpath) • 29 April 2020 (Excavation within the footpath) • 11 May 2020 (Excavation within the footpath) <p>Georges River Council inspection certificate (22/12/2020)</p> <p>Post Approval Consultation Record 12/05/2020 – 03/06/2020, 15/10/2020 – 23/11/2020</p>	<p>Grindley consulted with council – request was to replace anything that was damaged. New footpath out the front is evidence of this.</p> <p>Application for Driveway crossing & associated works on council road reserve – council response 'The application for the driveway crossing and associated works on council road reserve was submitted by Grindley and they have received the approval from council to begin works. No further permits/applications are required from Grindley to begin works. The only further council requirements needed are inspections prior and after concrete pours.'</p> <p>Council inspection certificate approved works pending three items.</p> <p>Consultation Record show consultation undertaken with St Georges River Council for various matters between 12/05/2020 – 03/06/2020, 15/10/2020 – 23/11/2020. Matters included extent of school zone, clarification of street parking restrictions,</p>	C
Archival Recording				
B33	<p>Prior to the commencement of demolition works on-site, a photographic archival record of the external and internal areas of buildings and structures to be demolished must be prepared in accordance with the recommendations in the report titled <i>Statement of Heritage Impact, Peshurst Public School</i>, prepared by Perumal Murphy Alessi and dated January 2018 and supplementary advice prepared by Perumal Murphy Alessi and dated September 2018; and the NSW Heritage Branch guidelines titled <i>Photographic Recording of Heritage Items using Film or Digital Capture</i>. A hardcopy and digital copy must be submitted to Council, the Heritage Division and the Planning Secretary prior to demolition works commencing.</p>	-	Assessed as compliant at Audit #1 and Audit #2	C
Compliance Reporting				
B34	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p>	<p>Submission letter of updated Compliance monitoring and Report program – 19 May 2020, sighted. Construction compliance report (14 February 2020) located on website, sighted. Construction compliance report (7 August 2020) located on</p>	<p>Email 22 May 2020 – confirming submission from DPIE of updated monitoring program The compliance reports have been completed within the required timeframes and the next compliance report will be prepared this month.</p>	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>website, sighted. Completed within 26 weeks of previous report.</p> <p>Feb 2020 CCR Public Notification – Email 4 March 2020 Notification to make the CCR publicly available. Email 4 March 2020 – confirmation email from DPIE receiving post approval document</p> <p>Feb 2020 CCR – Email 17 February 2020 outlining CCR submission to DPIE. Email 17 February 2020 submission confirmation from DPIE of CCR.</p>		
B35	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance</p>	Noted.	-	NT
Reuse of Heritage Fabric				
B36	<p>Under the guidance of a suitably qualified heritage consultant, significant and original heritage fabric including but not limited to timber floors, windows, doors, brickwork and any other notable features is to be salvaged and reused during the construction phase for buildings and landscaping purposes. Where reuse is not possible on site, these items must be stored in perpetuity on site or donated to a reputable local recycling facility or centre specialising in building materials.</p>	<p>Site visit, 7 January 2021</p> <p>Architectural drawings showing incorporation of bricks into a wall</p>	<p>No heritage items stored onsite, all been reused.</p> <p>It was observed during the site visit that the bricks have been reused near the bicycle parking area (photos in Appendix B of audit report). Heritage interpretation signage has been installed</p>	C
Landscaping				
B37	<p>Prior to the commencement of building works, the Applicant must prepare a Landscape Management Plan to manage the approved landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) be generally in accordance with the approved landscape plan outlined in condition A2 prepared by Lorna Harrison Landscape Architects and amended as required by condition A5; (b) ensure that no more than 30 trees are removed from the site and identifies all other existing trees to be retained; (c) detail the species to be planted on-site, including the seven advanced Lophostemon confertus screen tree plantings, a minimum 400L in pot size along the northern boundary; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (e) be consistent with the Applicant's Management and Mitigation Measures in the EIS; (f) provide for the planting of trees and vegetation to soften the visual impact of the approval built form from the public domain and provide shade; (g) include details to ensure native trees removed from the site are salvaged (eg tree trunks greater than 25-30cm in diameter and 3m in length) and used to enhance habitat on site; and (h) include details of nest boxes suitable for native fauna likely to utilise the site such as birds, bats and arboreal fauna (i) detail where on the site, salvaged and reused heritage fabric has been used. 		<p>This condition was assessed as compliant during the previous audit (Audit #2). As such, this condition does not require further assessment and has not been addressed during this audit (Audit #3).</p>	C
PART C DURING CONSTRUCTION				
Approved Plans to be On-site				
C1	<p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.</p>	<p>Assessed as compliant during audit #2</p> <p>Plan rack sighted during audit.</p> <p>Certified plans, specifications, documents incorporating conditions of approval and certification located on Procore.</p> <p>Sighted on several devices around site – ipads, iphones.</p>	<p>All required documents are kept onsite and are readily available.</p>	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Site Notice				
C2	A site notice(s): <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> a. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; b. the notice is to be durable and weatherproof and is to be displayed throughout the works period; c. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and d. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	Site visit – January 2020	Appropriate site notice observed during site visit (January 2020) containing all required elements to satisfy condition C2. Photos of notice provided in Appendix A of the audit report.	C
Operation of Plant and Equipment				
C3	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. 	Site visit – January 2020 Procore records of equipment.	Plant and equipment inspections sighted on Procore. Eg: earth moving equipment inspection – any non-conformances are included here, services records, maintenance records. Environmental inspection form sighted – pass / fail. Any fails get sent to the appropriate person to rectify. All relevant plans are located on this site in correspondence with the items.	C
Demolition				
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	-	Demolition work was assessed as compliant at Audit #1 - Work plans were submitted as part of CC. No demolition during audit period.	C
Construction Hours				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site visit – January 2020	Worksite hours are included in induction. Only 1 OOHW has occurred and all processes were followed.	C
C6	Activities may be undertaken outside of the hours in condition C5 if required: <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) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	-	The auditee did not advise of any out of hours works during the audit period.	NT
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> (a) 9 am to 12 pm, Monday to Friday; (b) 2 pm to 5 pm Monday to Friday; and (c) 9 am to 12 pm, Saturday. 	-	Rock breaking hours are included in Site Induction. No rock breaking has been undertaken during the audit period, all earthworks completed prior to Audit #2.	C
Implementation of Management Plans				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Site inspection – January 2020	Observations made during site inspection indications all works for the project are being undertaken in accordance with the approved CEMP.	C
Construction Traffic				
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site Establishment Plan and B Class Hoarding Drawings	Site Establishment Plan – includes work zone location out the front of the Project. Plan includes approval from Georges River Council (date of determination 31/01/2020)	C
Road Occupancy Licence				
C10	A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Forest Road during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf	Works approval documents from Georges River Council.	Approval from Georges River Council for works sighted dated the following: <ul style="list-style-type: none"> 15 April 2020 - Excavation within the footpath 29 April 2020- Excavation within the footpath 11 May 2020 - Excavation within the footpath 	C
SafeWork Requirements				
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site inspection – January 2020	Site perimeter fencing in place. Full CCTV alarm system active onsite that calls relevant personnel.	C
Hoarding Requirements				
C12	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (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; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. 	Site Establishment Plan and B Class Hoarding Drawings Site inspection – January 2020	Site Establishment Plan – includes B Class hoarding location out the front of the Project. Plan includes approval from Georges River Council (date of determination 31/01/2020) No graffiti or advertising located on hoarding.	C
No Obstruction of Public Way				
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	-	No obstructions evident onsite. B-Class hoarding remove any issues associated with this condition.	C
Construction Noise Limits				
C14	The development must be constructed to achieve the construction noise management levels detailed in the <i>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.	Acoustic Assessment Report Rev E, 11 October 2018, sighted No noise monitoring required.	It as observed during the audit that the development was being constructed in accordance with the requirements of this condition.	C
C15	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 C5.	Site induction. Subcontractor contracts	Site induction includes working hours. Subcontractor contracts includes working hours	C
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Equipment Inspection - Earthmoving Equipment #35 sighted Site inspection – January 2020	Audit #2 provided the following recommendations: <ol style="list-style-type: none"> 1. Include check for “non-tonal / quacker” type reversing alarms are referenced on plant induction / inspection process 2. Require subcontractors to supply plant that comply with the above requirement Quakers were used onsite. Included as part of inspection – Equipment Inspection – Earthmoving Equipment #35 sighted during audit (item 9.3 is regarding quakers) All reasonable and feasible measures appear to be	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
			implemented onsite.	
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Complaints register – November 2020	No complaints received in regards to noise from the project.	C
Vibration Criteria				
C18	Vibration outside the site must be limited to: caused by construction at any residence or structure (a) for structural damage, the latest version of DIN 4150-3 (1992-02) <i>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).		Nothing to indicate that vibration has exceeded limits. No vibration monitoring required.	C
C19	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 C18.		One complaint relating to cracking, to be reviewed again at the completion of construction. No vibratory rolling works required within 30 metres of residential buildings.	C
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.		Noted. Did not need to apply other limits documented in CNVMP.	NT
Tree Protection				
C21	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled <i>Arboricultural Impact Assessment Report</i> , prepared by Glenyss Laws Consulting Arborist and dated September 2018 (Revision C); and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Redgum Horticultural Consultants – 25 September 2020 letter confirming approval of tree pruning for tree 36. Site inspection – January 2020	Arboricultural Assessment – approved pruning of tree 36 due to a storm event causing a branch to fall. Tree protection in place for the tree out the front of the project site on the street, tree protection zones removed now construction almost completed.	C
Dust Minimisation				
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection – January 2020	No dust impacts observed.	C
C23	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Complaints register – November 2020 Site inspection – January 2020	One complaint concerning boundary issues, landscape plan & dust still under investigation by SINSW. Observed during the site inspection that all reasonable and feasible controls are being implemented. Not dirt / mud tracking.	C
Air Quality Discharges				
C24	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Continuous dust monitoring by Airsafe using a portable aerosol photometer was conducted during Construction – this ceased in December 2019 as per client instruction.	No EPL triggered on project. Air quality monitoring was undertaken on the Northern boundary of the project site.	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
			No construction activities currently being undertaken at the time of the audit that would likely impact air quality.	
Erosion and Sediment Control				
C25	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	ESC Plan – 10 May 2019	Site inspection confirmed sediment and erosion controls are adequate and appear to be maintained effectively.	C
Imported Soil				
C26	The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request. 	The Remedial Action Plan (RAP) requires that all imported material must be tested prior to use/delivery on site (every 200 m3). JK Environments Validation Assessment – 20 January 2021, sighted. Waste Reports / docketts	Monthly Waste Reports sighted – October 2019 – November 2020 JK Environment validation report states the following: <ul style="list-style-type: none"> • Imported materials were validated in accordance with the RAP and the materials were found to be suitable for use on site • Appropriate docketts for imported material was provided. 	C
Disposal of Seepage and Stormwater				
C27	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .		Not triggered. Seepage or groundwater not pumped to local stormwater	NT
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	-	No unexpected finds - not triggered.	NT
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. 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. Works may only recommence with the written approval of Heritage Division of the OEH.	-	No unexpected finds - not triggered.	NT
Waste Storage and Processing				
C30	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection – January 2020 Waste Reports October 2019 – November 2020	Waste storage areas are being managed appropriately, photos included in Appendix B of the audit report.	C
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste Reports (Buildgroup Aus Services) October 2019 – November 2020 Waste Docketts (Aussie Recycling) October 2019 – November 2020	Waste reports show a high level of recycling has been undertaken so far on the project – 97% for November 2020. Waste reports classify waste streams as well as weight, destination and waste docketts from Aussie Recycling. Waste appears to be managed in compliance with this condition.	C
C32	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Subcontractor contract.	All vehicles are covered. Subcontract sighted outlining certain requirements including transport.	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C33	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.		No concrete washout evident onsite.	C
Handling of Asbestos				
C34	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Notice of intent to remove non-friable asbestos sighted, SafeWork NSW 3/11/2020.	Remedial civil solutions are responsible for removing the asbestos material.	C
Community Engagement				
C35	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified in the EIS, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	The Penshurst Public School Community Consultation Strategy (April 2019) outlines the proposed communication and engagement tools to be used throughout each phase of the project	Assessed as compliant during audit #2.	C
Independent Environmental Audit				
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	DPIE approval for independent auditor 1/12/21	Audit team approved by DPIE prior to this audit commencing	C
C37	No later than four weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	This condition was assessed as non-compliant at Audit #1.	The Audit Program was submitted later than 4 weeks after the date notified for the commencement of construction. It is not raised as a new non-compliance for this audit. As such, it has been assessed as not triggered.	NT
C38	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	-	The initial Construction Independent Audit was conducted on 30 July to 1 August 2019. The second construction Audit was conducted on 14, 15 and 16 January 2020, which is less than six months since the initial audit. The pre-occupation audit was undertaken on 7 January 2020 less than 12 months since the previous audit. This audit was undertaken in December 2021/January 2022 in line with the audit program	C
C39	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	-	The auditor consulted with a DPIE representative prior to conducting the audit and the areas identified as key issues were included in the audit scope: Audit has been undertaken in compliance with condition C39.	C
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C39 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Independent Environmental Audit Report, Best practice February 2020, sighted.	Report and response for Audit #2 is available on SINSW website. Previous audit non-compliances: <ul style="list-style-type: none"> • A2 – no action required (closed) • A21 – Access to info. Audit #1 report and response uploaded to website. (closed) • B18 – CEMP. CEMP submitted to the Planning Secretary on 12 February 2020 – letter dated 12 Feb 2020 sighted (closed) • B34 – Compliance reporting. Construction Compliance Report Ver 1 dated 14/02/2020 sighted. Submitted to DPIE on 17/02/2020 • C31 – Waste. Evidence of waste report and dockets required: <ul style="list-style-type: none"> ○ Grindley provided Waste Reports October 2019 – November 2020 containing dockets (closed) • C37 – Audit program non-compliance • C40 - Audit #1 report and response uploaded to 	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
			website (closed) <ul style="list-style-type: none"> C44 – Management plans. “Notification of Revision of CEMP in accordance with Condition C44” letter dated 12 February 2020 sighted (closed) All previous audit non-compliances have been satisfactorily closed out. SINSW – monthly audits. WHS team changed	
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary’s satisfaction that ongoing operational audits are no longer required.		Noted	NT
Incident Notification, Reporting and Response				
C42	The Department must be notified in writing to compliance@planning.nsw.gov.au 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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .		Project manager advised that no environmental incidents have occurred on the project up until the time of the audit.	NT
Non-Compliance Notification				
C43	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		No non compliances or environmental incidents have occurred during the audit period	NT
Revision of Strategies, Plans and Programs				
C44	Within three months of: <ol style="list-style-type: none"> the submission of a compliance report under condition B34; the submission of an incident report under condition C42; the submission of an Independent Audit under condition C39; the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	-	Not triggered – no request for update.	NT
C45	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note: <i>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>	=	Not triggered.	NT
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification of occupation sent to DPIE (11 December 2020) sighted. Outlining date for commencement of occupation – 27 th January 2021. Receipt of submission (11/12/2020) sighted. Outlines date of lodgement was 11/12/2020.	Notifications provided are in compliance with this condition.	C
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	Email from Group DLA 13 January 2021, sighted. External walls and cladding – compliant with BCA. Ignis Solutions letter 29 April 2020 confirming compliance of insulation. Email from Bradford Monier 08/12/2020 sighted, confirming compliance Bradford Enviroseal CW.	Email confirmation from Group DLA outlines conditions D2 and D3 are closed out.	C
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	DPIE Planning Portal Submission receipt (13/1/2021)	Certifier acceptance on 7 January 2021 and issued to DPIE via the NSW Planning Portal, on 13 th January 2021 within 7 days of certification	C
Post-construction Dilapidation Report				
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	Penshurst Public School Dilapidation Report (post Construction 19 January 2021, sighted). Submission of Dilapidation report to group DLA, email 20/01/2021, sighted. Email to St Georges River Council, 19/01/2021 Email response from Georges River Council 22/1/21 Site inspection December 2021	Dilapidation report prepared concluded that majority of public, council, and authority assets appeared to be in a relatively similar condition to that observed and recorded in the initial dilapidation inspection. St Georges River Council confirmed that no structural damage has occurred. No observed damage on site. Group DLA received report in compliance with this condition.	C
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	External work inspection checklist	Footpath repaired at the cost of Grindley. External work inspection checklist, 22/12/2020, sighted. Checklist outlines approval of works pending three items. Signed off by a representative of Georges River Council Assets and Services.	C
Utilities and Services				
D6	Prior to occupation of the building, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifying Authority.	Correspondence from Woolacotts Consulting Engineers in relation to the section 307 query sighted, 22/12/2020. Correspondence from Group DLA, 11/01/2021, confirming S73 certificate.	Group DLA confirmed the S73 certificate from Sydney water is satisfactory to close out condition D6.	C
Works as Executed Plans				
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Document transmittal form (15/1/21) and WAE plans	Work as Executed drawings submitted to the Certifying Authority on 15/1/2021.	C
Operational Transport and Access Management Plan				
D8	An OTAMP must be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) Detailed pedestrian analysis including the identification of safe route options – to	OTAMP dated 23/11/2020 sighted. Addresses each of the required areas – outlined in table 1.1 within the OTAMP. Confirmation of submission to DPIE received, 12/01/2021, sighted.	Plan submitted to DPIE on 12/1/21.	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(b) the location of all car parking spaces on the school site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;</p> <p>(d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p> <p>(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program.</p> <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.</p>	<p>Minor amendment required.</p> <p>Rev 1 – 26/10/2020</p> <p>Rev 2 – 23/11/2020</p> <p>Evidence of consultation – consultation report</p>		
Green Travel Plan				
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;</p> <p>(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include 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 GTP; and</p> <p>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from the school at appropriate times throughout the academic year.</p>	<p>GTP dated 23/11/2020 sighted. Addresses each of the required areas – outlined in table 1.1 within the OTAMP&GTP.</p> <p>Confirmation of submission to DPIE received, 12/01/2021, sighted.</p> <p>DPIE Letter dated 22/1/2021</p>	<p>Green Travel Plan submitted and approved by DPIE on 22/1/21</p>	C
Parking Restrictions				
D10	<p>Prior to the commencement of operations, the Applicant must submit to Council, for approval from Council's Traffic Committee, documentation for the installation of the recommended 13 '5P Parking' spaces and associated signage on the eastern and western sides of Penshurst Public School's Arcadia Street frontage in accordance with the report titled <i>Traffic Impact Assessment; Penshurst Public School</i>, prepared by ptc. and dated 10 October 2018. The restrictions are to apply on a part-time basis on School Days only between 8:00 am to 9.30 am and 2.30 pm – 4:00 pm. Any fees associated with reporting to the Traffic Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council. Evidence of approval and installation of relevant signage must be submitted to the Planning Secretary prior to the commencement of operations.</p>	<p>Email correspondence (25/01/2021) including documents included in the submission made to DPIE on 25/01/21 regarding the approval and installation of the parking restriction signage as required under this condition, sighted.</p> <p>Confirmation of submission to DPIE received, 12/01/2021, sighted</p> <p>Confirmation received from Georges River Council that signage has been implemented is as per requirements of this condition, email 22/01/2021, sighted.</p>	<p>Signage has been installed and documentation for the installation is in compliance with this condition.</p>	C
D11	<p>The 13 5P parking spaces must be monitored during the AM and PM peak drop-off/pick-up periods twice weekly for the first school term of operation and one day per week during the AM</p>	<p>TTM traffic Surveys - 20SYT0059</p>	<p>Carparking surveys were undertaken over a 9 week period in 2021. The findings of the survey were that Students have</p>	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	and PM peak drop-off/pick-up period for the second school term of operation unless otherwise agreed by the Planning Secretary. A monthly report over a six-month period must be prepared by a suitable qualified person including a discussion of the results of the monitoring including: <ul style="list-style-type: none"> (a) time period monitored (date, time); (b) number of vehicles using the drop-off/pick-up; (c) length of time each vehicle loads/unloads students; (d) an assessment of how the drop-off/pick-up zone is operating, and whether there is any observed road safety and efficiency impacts on Arcadia Street; and (e) any other relevant information as required. 		demonstrated a positive change whereas staff have transgressed to a higher car usage.	
D12	If after six months of operation, the results of the monitoring indicate road safety and efficiency issues of the drop-off/pick-up zone, alternative arrangements must be made in consultation with Council to address these issues. Alternative arrangements are to be incorporated into an updated OTAMP and submitted to the Planning Secretary for approval.	Operational Transport and Access Management and Green Travel Plan (9/11/2021) – Rev 4 -- DPIE Post approval form 23/11/21	The OTTAMP was updated following the monitoring undertaken in accordance with Condition D11 (with modified targets). The updated OTAMP was issued to DPIE on 23/11/21	C
Heritage Interpretation Plan				
D13	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council and generally in accordance with the recommendations of the report titled Statement of Heritage Impact, Penshurst Public School, prepared by Perumal Murphy Alessi and dated January 2018 and supplementary advice prepared by Perumal Murphy Alessi and dated September 2018; (b) be submitted to by the Certifying Authority prior to the commencement of operation; (c) include provision for naming elements of the new school, displaying interpretative material and physical building fabric of the heritage significant 1925 school building in new school buildings and on the site that acknowledges the site's heritage; and (d) incorporates interpretive information in to the landscape design for the site, such as signs and plaques. 	Interpretation Plan (July 2020) sighted. Group DLA Approval (25 August 2020) – including the below: <i>'Confirming the Heritage Interpretation plan is fine from our perspective. Once the recommended works are complete in accordance with the report this will be sufficient to close out Condition D13/14.'</i> Group DLA Email dated 21/1/21 Site inspection December 2021	Section 4 of the Heritage Interpretation Plan outlines the Interpretation Framework and Section 5 includes Recommended Interpretation. The Heritage Interpretation Plan satisfies the requirements of this condition. Group DLA confirmed via email the closure of Conditions D13 and D 14 Heritage Interpretive display observed on site	C
D14	The Applicant must: <ul style="list-style-type: none"> (a) not commence operation until the Heritage Interpretation Plan is submitted to the Certifying Authority; and (b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority. 	As above.	As above.	C
Mechanical Ventilation				
D15	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> (a) the BCA; (b) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes</i>; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade. 	Beaver Williams Installation and Commissioning Certificate, 03/12/2020. sighted .	The Beaver Williams Installation and Commissioning Certificate outlines compliance of the mechanical ventilation systems with this condition.	C
Road Damage				
D16	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Post Construction Asset condition report Georges River Council email dated 22/1/21 Site Inspection December 2021	Georges River Council confirmed no adverse structural damage to local roads as a result of the construction	C
Fire Safety Certification				
D17	Prior to the final 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.	Fire Safety Certificate, signed, 15/01/2021. Email, 19/01/2021 confirming submission to council of Fire Certificate, sighted. Site Inspection December 2021	Fire safety certificate has been obtained and provided to the certifying authority in compliance with this condition. The fire certificate was prominently displayed on site	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Structural Inspection Certificate				
D18	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> (a) the site has been periodically inspected and the Certifying Authority 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. (c) person/s authorised to, for the life of the development. 	<p>Structural engineering certificate (16 December 2020) sighted. Submission correspondence of OC documentation to Group DLA sighted, 18/12/2020. Email, 19/01/2021 confirming submission to council of Structural Certification, sighted. Group DLA Completion Certification, 22/02/2021, sighted. Certifier and approval authority – both Group DLA</p>	<p>Structural Inspection Certificate has been obtained and submitted in compliance with this condition.</p>	C
Compliance with Food Code				
D19	<p>The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the <i>AS 4674 Design, construction and fit-out of food premises</i>. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.</p>	<p>Food Premises Construction Compliance Certificate, 22/01/2021, sighted. Email providing certificate to Group DLA, 22/01/2021, sighted.</p>	<p>Food Premises Certificate has been obtained and submitted in compliance with this condition.</p>	C
Stormwater Quality Management Plan				
D20	<p>Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must 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. 	<p>Hydraulics Operations and Maintenance Manual – Section 10 Stormwater Maintenance Plan</p>	<p>Stormwater Maintenance Plan now complete</p>	C
D21	<p>Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.</p>	<p>Document transmittal 15 January 2021</p>	<p>Documents submitted to the certifying authority prior to occupation.</p>	C
Rainwater Harvesting				
D22	<p>A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.</p>	<p>Document transmittal 15 January 2021 Irrigation Plan Rainwater -reuse supply reticulation</p>	<p>Documents submitted to the certifying authority prior to occupation.</p>	C
Outdoor Lighting				
D23	<p>The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <ul style="list-style-type: none"> (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.</p>	<p>David Power Electrical Installation and Commissioning Certificate, 1/12/20, sighted.</p>	<p>Power Electrical Installation and Commissioning Certificate outlines compliance of outdoor lighting with this condition.</p>	C
Warm Water Systems and Cooling Systems				
D24	<p>The installation, operation and maintenance 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 Parts 1 and 2 (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.</p>	<p>Doolan Plumbing Installation and Commissioning Certificate, 03/12/20, sighted.</p>	<p>Plumbing Installation and Commissioning outlines compliance of the projects Warm Water Systems and Cooling Systems with this condition.</p>	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Signage				
D25	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Site Inspection December 2021 Correspondence with Project Certifier (Request for Information #305)	Project certifier advised that way finding signage to the Staff Carpark is not required	C
D26	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Site Inspection December 2021	Signage installed adjacent to the student carparking area	C
D27	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Letter 15/01/2021, Grindley Construction: <i>'Regarding Condition D27 of SSD 8365, non-potable water has only been used for the irrigation system. There are no hose taps or above ground connection points for the irrigation system hence no requirement for "Do Not Drink" Signage'</i>	Not triggered.	NT
Operational Waste Management Plan				
D28	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997, 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 RtS.	Operational Waste Management Plan, 17/12/20, sighted. Email dated Friday 18 th December 2020	Contents of the Operational Waste Management Plan has been developed in compliance with this condition. Operational waste management plan submitted to the certifier on 18/12/20	C
Validation Report				
D29	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the Remediation Action Plan, as required to be updated in accordance with condition B5, and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the report titled Preliminary Stage 2 Site Investigation and Remediation Action Plan, prepared by Environmental Investigation Services and dated 25 September 2018; (v) details of the volume of treated material emplaced within the containment cell and its location (if relevant); (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.	JK Environments Validation Assessment – 20 January 2021, sighted.	Report complies with the requirements of this condition. Project certifier has confirmed compliance with the requirements	C
Site Audit Report and Site Audit Statement				
D30	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is	Remediation and site validation was audited by a NSW EPA Accredited Site Auditor from Senversa to address this	The Site Audit Statement confirms the site is suitable for intended use.	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	suitable for its intended use(s).	condition. Site Audit Report – Senversa 21 January 2021, sighted. NSW EPA Site Audit Statement – 21 January 2021, sighted. Email dated 21/1/21	Project certifier has confirmed compliance with the requirements	
D31	Within three months of submission of the Validation Report required by condition D29, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's <i>Guidelines for the NSW Site Auditor Scheme</i> (DEC, 2006).	Emails dated 21/1/21 and 5/2/21	The audit statement was issued to EPA on 5/12/21	C
Landscaping				
D32	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B37 to the satisfaction of the Certifying Authority.	Email with Landscaping Certification sent to Group DLA on 21/01/2021, sighted. Crown Completion Certificate including "Certification for Landscaping Works, issued by Lorna Harrison "Landscape Architects dated 21/1/2021) Site inspection December 2021	Landscaping works have been independently certified by a landscaping specialist. The Certifier has including landscaping as a component in the Crown completions certificate	C
Ecologically Sustainable Development				
D33	Within 6 months of commencement of operation, Green Star certification must be obtained unless otherwise agreed to by the Planning Secretary, demonstrating the development achieves a minimum 4 star Green Star As Built rating. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	Sustainable Development Report – As built version 27/4/2021 DPIE Letter dated 7/7/2021 Email to project certifier dated 14/7/21	The sustainable development report concludes "Based on the outcome of the review conducted in accordance with the ISV process, this report confirms that the as-built development complies with the ESD requirements of the SEARs and the EFSG. Therefore, this report concludes the as built development has met its agreed sustainability requirements" DPIE confirmed their acceptance of an alternative to the Green Star Rating. Issued to Certifier on 14/7/21	C
Operational Management Plan (Rooftop)				
D34	An operational management plan is to be prepared, managed and implemented by the school outlining supervision, mitigation and management practices to be implemented by the school to ensure that the use of the rooftop areas do not result in excessive noise or detrimental amenity impacts to noise sensitive receivers. The completed operational management plan must be provided to the Certifying Authority and the Planning Secretary prior to operation.	Rooftop Playground Operational Manual, 16/12/2020, sighted. Receipt of Submission Rooftop operational management plan, sighted.	Operational management Plan has been prepared and provided to DPIE prior to operation. The operational plan was available on site in an accessible location	C
Road Safety Evaluation				
D35	Prior to operation, a Road Safety Evaluation (RSE) on all relevant sections of road utilised for bus and private vehicle pick-up and drop-off is to be conducted.	Traffic Engineering, Existing Roads Stage: Road Safety Evaluation report, 23/11/2020, sighted.	Existing Roads Stage: Road Safety Evaluation report has been prepared, satisfying the requirements of this condition. The certifier has confirmed their acceptance	C
D36	Appropriate road safety measures and/or traffic management measures based on the findings of the RSE, must be implemented in consultation with Council and RMS.	Email – Georges River Council 29/3/2021 Georges River Council – Quotation – pruning trees 15/1/21 Georges River Council – Quotation – signage install 19/1/2021 Georges River Council – Quotation – install warning signs and parking signs 1/2/2021	Council were consulted with and were commissioned to undertake this work	C
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be:	Operations and Maintenance Manuals Site Inspection December 2021	Grindley (Construction Contractors) have been retained to provide maintenance for a 12 month interim period until this	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.		responsibility is transferred to SINSW.	
Community Communication Strategy				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Site Inspection December 2021	Evidence of Comms strategy included maintenance of contact details and complaints number. No complaints received during auditing period	C
Out of Hours Event Management Plan				
E3	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and 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) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.</p>	Out of Hours Event Management Plan DPIE Post Approval Form 22/12/21	<p>Due to Covid restrictions there have not been any events involving 100 people or more.</p> <p>The event management plan is comprehensive and covers relevant aspects of event management including planning for events, traffic, noise, Security, transport, active and public transport</p> <p>Event management plan submitted to DPIE on 22/12/21</p>	NT
E4	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and 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) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. (g) The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event. (h) The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use. 	Out of Hours Event Management Plan DPIE Post Approval Form 22/12/21	<p>Due to Covid restrictions there have not been any events involving 100 people or more.</p> <p>The event management plan is comprehensive and covers relevant aspects of event management including planning for events, traffic, noise, Security, transport, active and public transport</p> <p>Event management plan submitted to DPIE on 22/12/21</p>	NT
Operational Noise Limits				
E5	The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels as detailed in the report titled <i>Acoustic Assessment Report, Penshurst Public School Arcadia Street, Penshurst, Report No. 6320-1.1R Rev E</i> , prepared by Day Design Pty Ltd and dated 11 October 2018.	-Acoustic report prepared by Day design – 18 February 2021	The acoustic report measured the noise levels of mechanical plant and equipment and concluded the noise levels comply with the Day Design Report noted in this condition. The operational noise monitoring report was issued to DPIE	C
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of 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 to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled <i>Acoustic Assessment Report, Penshurst Public School Arcadia Street, Penshurst, Report No. 6320-1.1R Rev E</i> , prepared by Day Design Pty Ltd and dated 11 October 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the	Acoustic report prepared by Day design – 18 February 2021	As above	C

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			
Unobstructed Driveways and Parking Areas				
E7	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.	-	No driveways were observed to be unobstructed during the site inspection	C
Green Travel Plan				
E8	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	-Green Travel Plan (GTP) 9/11/21 - DPIE Post approval form 23/11/21	GTP updated on 9/11/21 and submitted to DPIE on Next update required 9/11/22	C
Outdoor Lighting				
E9	Notwithstanding Condition D23, 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.	-	No residual lighting nor complaints received regarding outdoor lighting impacts reported	C
Fire Safety Certificate				
E10	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Email to Georges River Council 19/1/21 Final Fire Safety Certificate dated 13/1/21	Fire safety certificate has been submitted to Council and was displayed in a prominent location on site.	C
Landscaping				
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B37 for the duration of occupation of the development.	Site Inspection December 2021 Whole Landscapes – Maintenance Diaries	Grindley have been appointed to provide maintenance for a 12 month period. Landscaping appeared to be in good health and well maintained	C

APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM

Independent Audit Declaration

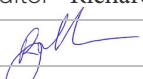
Project Name	Penshurst Public School
Consent Number	SSD 8365
Description of Project	Operation of Penshurst Public School
Project Address	Arcadia St Penshurst
Proponent	Schools Infrastructure NSW
Title of Audit	Penshurst Public School Operational Audit
Date	4 February 2022

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

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

Notes:

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

Name of Auditor	Richard Peterson
Signature	
Qualification	B.E. (Civil)
Company	SNC-Lavalin
Company Address	Level 17, 55 Clarence St, Sydney NSW 2000