

# Independent Environmental Audit Report

## FINAL REPORT



### **Penshurst Public School Project**

#### **Grindley Construction Pty Ltd**

**Project Number: 6280**

**Development Consent Application Number: SSD 8365**

Revision no.	Author	Purpose / Change	Reviewed by	Date
0.1	Julie Dickson (Auditor)	Draft for proponent review	Sarah Long – BPC Technical Reviewer	19 February 2020
1.0	Julie Dickson (Auditor)	Final for issue	Sarah Long – BPC Technical Reviewer	25 February 2020

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Document Information	
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<b>Audit Organisation:</b>	Best Practice Pty Ltd
<b>Auditor and author</b>	Julie Dickson (Lead Auditor)
<b>Reviewed by:</b>	Sarah Long – Best Practice Technical Reviewer
<b>Qualifications</b>	Exemplar EMS Lead Environmental Auditor Certification 13573 exp. June 2022. Certified Environmental Practitioner (CEnvP) (Certificate No 221)
<b>Dates of Audit</b>	14, 15 & 16 January 2020 (on-site)
<b>Draft findings issued (initial)</b>	20 January (progressively updated and issued to 19 Feb)
<b>Final Draft Report issue</b>	19 February 2020
<b>Final Report issue:</b>	25 February 2020



# BESTPRACTICE

## EXECUTIVE SUMMARY

The objective of this Independent Environmental Audit was to assess the environmental compliance and performance of the SSD 8365, Penshurst Public School demolition, remediation and construction project. The Audit was undertaken by Julie Dickson, a fully qualified Lead Environmental auditor certified by Exemplar Global since 1999.

The scope of the audit included all conditions of consent, areas of focus suggested by the Department of Planning, Industry and Environment, follow-up of previous audit actions, implementation and adequacy of CEMP and sub-plans and overall performance. Audit methodology included pre-audit preparation and review, development of an audit plan, opening meeting, site inspection and interviews, closing meeting and post audit document and record review.

Previous findings were generally adequately addressed, however three (3) opportunities remain open, have been re-raised as observations and require action.

Overall, the outcomes of the audit were positive with appropriate controls in place to control sediment, dust, hazardous substances, waste management, and potential spills. Site security appeared adequate with good quality lockable gates, and alarm systems. Signage and hoarding were also in line with the requirements of the Conditions of Consent. All works were located within the approved boundary of the development as per the approved Plans. Site management and staff interviewed were aware of the site environmental management requirements, and overall, the site was kept in a clean and tidy state. Traffic management appeared appropriate with no issues identified during the audit visit. No off-site impacts were identified during the site inspection.

Seventeen (17) findings were raised at this audit, comprising:

- 7 non-compliances (NC)
- 7 Observations (OBS); and
- 3 Opportunities for Improvement (OFI)

The non-compliances primarily related to the timing of submissions to the Department of Planning, Industry and Environment (DPIE) and the Certifying Authority and upload of documents to the website.

At the time of the issue of this report, 6 of the 7 non-compliances had been closed, 5 of the 7 OBS had been closed and 2 of the 3 OFIs had been closed. The outstanding (open) non-compliance related to retention and availability of waste records.

The project Environmental Management System (EMS) was generally satisfactory however two observations were raised at this audit (one of which was previously raised at Audit #1). EIS predicted impacts were generally in line with actual impacts and were appropriately mitigated.

Some issues were identified in relation to document adequacy. Whilst the suite of Management plans generally meets the conditions of consent, the Site-Specific Environmental Management Plan (AKA CEMP), did not comprehensively cover all the conditions or all relevant topics – it relied on other sub-plans, but did not necessarily reference these other plans or was inconsistent with other plans.

The auditees were very cooperative throughout the audit and provided requested evidence in a timely manner. The auditor would like to thank all participants for their cooperation and assistance.

## 1. Introduction and Audit Details

### 1.1. Background of the Project

Penshurst Public School is located on Arcadia St, Penshurst. Refer to Figure 1 below for site location. The development consists of the demolition of existing school buildings, site remediation and earthworks and the construction of new multi storey school buildings on the northern end of the site. This is to provide for the increasing demand for places at the school and to create a modern teaching environment.



**Figure 1:** Site location map (reproduced from EIS – Rev B)

Construction is being undertaken by Grindley Construction Pty Ltd for Schools Infrastructure NSW (SINSW). At the time of the audit, demolition, site remediation and earthworks were complete and the construction of the multi storey school building was in progress. Activities being undertaken on-site during the audit included erection of formwork in preparation for concrete pours, installation of pre-cast concrete panels, traffic management, minor excavation and general building works.

Best Practice Pty Ltd has been approved to undertake an independent audit of the project in accordance with Development Consent SSD 8365 and the Independent Audit Post Approval Requirements (Post Approval Requirements).



## 1.2. Audit Team

The Audit was undertaken by Julie Dickson as the sole Lead Auditor. Julie is a fully qualified Lead Environmental auditor, certified by Exemplar Global since 1999, and a Certified Environmental Practitioner (CEnvP) with the Environment Institute of Australia and New Zealand (EIANZ). She specialises in a range of audits including certification, surveillance, compliance, internal, voluntary and independent, the latter on behalf of Infrastructure Proponents including Transport for NSW, WestConnex, NorthConnex and Sydney Water. Details of qualifications and experience (Curriculum Vitae) were provided to DPIE as part of the approval to undertake this audit.

In accordance with Condition C36 of SSD 8365 and the Independent Audit Post Approval Requirements, the Secretary has agreed to Julie Dickson as the Independent Auditor. The *Agreement of Independent Auditor Penshurst Public School (SSD 8265)* from DPIE is appended to this report in Appendix A. No technical specialists were utilised for the audit. Julie is independent from the Proponent, construction contractor and the project and has no conflicts of interest. A signed *Independent Audit Declaration Form* is appended to this report in Appendix B.

## 1.3. Audit Objectives

The objective of this Independent Environmental Audit was to assess the environmental compliance and performance of the SSD 8365 and its effects on the surrounding environment in accordance with Condition of Consent C39.

## 1.4. Audit Criteria and Scope

The audit criteria and scope included:

- All conditions contained within Development Consent SSD 8365 (with a focus on conditions relevant to current phase of the development) including:
  - Part A – Administrative;
  - Part B – Prior to commencement of construction;
  - Part C – During Construction (main focus of audit);
  - Part D – Prior to occupation or commencement of use (not triggered); and
  - Part E – Post occupation (not triggered)
- Follow-up on actions to address previous audit findings;
- Project Specific Environmental Management Plan (CEMP) and sub-plans implementation;
- 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 CEMP and sub-plans;
- Assessment of environmental performance including actual vs predicted impacts in the EIS; and
- Site contamination, tree protection and community consultation were reviewed as areas of focus as communicated to the auditor by the Department during pre-audit consultation.

#### 1.4.1. List of Approvals and documents audited

- Development Consent SSD 8365
- Grindley Project Specific Environmental Management Plan, Rev 4 (2/10/2019)
- Penshurst Public School Project Community Communications Strategy, April 2019
- Erosion and Sediment Control Plan CIV-CD-01-008 Rev 1 (10/05/2019)
- Day Design Acoustic Assessment Report Rev C (3/4/2018)
- Root Partnerships Waste Management Plan Rev 3 (2/2/18)
- Landscape Management Plan – Lorna Harrison Landscape Architects 25/02/2019
- Statement of Heritage Impact (SOHI) Perumal Murphy Alessi Heritage Consultants Jan 2018
- Environmental Impact Statement Rev B, Penshurst Public School
- Impact Mitigation Plan IMP006 Air Quality and Dust
- Impact Mitigation Plan IMP004 Waste Management
- Grindley Construction Environmental Management Manual Feb 2013
- Architectural Drawings (various)
- Stormwater and Drainage Plans

Records sighted to verify compliance (or otherwise) are included within the Audit Tables.

#### 1.4.2. Period covered by the Audit

The auditor was engaged to undertake the audit on 6 January 2020, and consultation with key stakeholders and a pre-audit review of key project documents was undertaken during the week of the 6 to 10 January 2020. The on-site component of the audit was conducted on 14, 15 and 16 January (2.5 days), and draft findings were prepared and issued on 21 January with further post audit follow-up and report writing during subsequent weeks to 14 February 2020. The first draft report was issued to the proponent and construction contractors for review and 19 February 2020.

## 2. Audit methodology

### 2.1. Scope development and audit processes

This is the second Independent Environmental Audit of the Penshurst Public School project, and as such the Audit Tables prepared and approved for the first audit were reviewed and updated prior to commencement of the on-site component of the audit.

Pre-audit activities included the development of an Audit Scope and Plan, which defined the audit objectives, audit scope, audit methodology, areas of focus (from pre-audit consultation process), proposed/required attendees and timeframes for interviews, site inspection and document reviews. The scope was developed through a review of the previous audit report (different auditor), review of key project documentation and consultation with DPIE and other key stakeholders. A copy of the Audit Plan is provided in Appendix C.

The project documents within the scope of the audit were reviewed briefly for adequacy prior to the audit, and further review was conducted post audit, taking on-site performance into consideration. Outcomes of the review are included within the Audit Findings section of this report.

The on-site audit commenced with an opening meeting to provide the auditees with an overview of the objectives, scope and to determine logistics. The on-site audit consisted of:

- Interviews with key site personnel (see Section 2.2 – Auditees and Participation);
- Site familiarity walk and full inspection including observation of construction activities to assess implementation of project environmental requirements. Photos taken were taken and are included in Section 3.4.3 – Site Environmental Management;
- A review of documented evidence to determine compliance against all relevant Conditions of Consent, commitments made in the CEMP and sub-plans and EMS requirements;

The audit concluded with a closing meeting, attended in person by relevant Grindley personnel and by conference call by a representative of Schools Infrastructure NSW.

Post audit activities included provision of an interim findings report, follow-up on areas requiring clarification, and communications with the auditees to address audit findings prior to issue of draft and final audit reports.

The audit was conducted according to the Audit Plan (Appendix C) and in accordance with AS / NZS / ISO 19011:2018 – Guidelines for Auditing Management Systems.



## 2.2. Pre-audit Agency Consultation

### Georges River Council

Initial contact with Georges River Council was via telephone and this was followed up with email correspondence. The Council did not identify any specific areas of concern, though it was suggested in an email that there had been a complaint regarding sediment and erosion control. (see section 3.4.8 – “Performance in relation to areas identified by Agencies during consultation” for further information.)

### Department of Planning, Industry and Environment (DPIE)

Initial contact and correspondence with the Department was via telephone and this was followed up with email correspondence. The email correspondence included a request that all conditions of consent are assessed, with a focus on assessing compliance to conditions B5– B10, B37, C21 and C34 which relate to site contamination and tree protection. Additional focus was provided during the audit on site contamination and tree protection, with positive outcomes recorded.

### Schools Infrastructure NSW (SINSW) / Root partnerships

No specific areas of concern were raised in the verbal and written correspondence.

## 2.3. Auditees and Participation

Name	Organisation	Position
Rodney Peachey	Grindley	Senior Project Manager
Peter Wood	Root Partnerships	Superintendent
Peter Krause	School Infrastructure NSW	Project Director, Infrastructure Projects
Steve McNerney	Grindley	Site Manager
Craig Young	Grindley	WHSEQ Manager
Mitchell Thornbury	Grindley	Contracts Administrator
Archie Cuthill	Grindley	Site Administrator
Michael Jacek	Grindley	WHSE Representative

### 3. Audit Findings

#### 3.1. Compliance summary

**Table 1** – Summary of compliance against audit criteria and areas of focus

Focus Area	Key Criteria	No. of conditions audited	STATUS		
			Compliant		Non-Compliant
			OFI	OBS	NC
Conditions of Consent	SSD 8365 Administrative (A) Conditions	22			2 (A2, A21)
Conditions of Consent	SSD 8365 "Prior to Commencement Conditions" (B)	37	2	2	2 (B18, B34)
Conditions of Consent	SSD 8365 "During Construction" Conditions (C)	45		1	3 (C31, C40, C44)
Conditions of Consent	SSD 8365 "Prior to occupation or commencement of use" (D) (35 not triggered)	36			
Conditions of Consent	"Post Occupation" (E) Conditions (all not triggered)	11			
Project Management Plans	Site Specific Environmental Management Plan (CEMP), sub-plans commitments, adequacy	39		2	
Implementation of site controls, best practice	Implementation of physical controls	-	1		
Strategies	Community Communication Strategy	-			
Project EMS requirements	EMS monitoring (inspections) communications, etc	-		2	
EIS predictions	Actual impacts vs predicted	-			
Site contamination, tree protection & community consult	Requested areas of focus by DPIE – Conditions B5– B10, B37, C21 C34				
<b>TOTALS</b>		<b>190</b>	<b>3</b>	<b>7</b>	<b>7</b>

\* Note – where an issue is raised more than once, it is only accounted for once (under conditions) in this table

### 3.2. Compliance status descriptors

The following compliance status descriptors were applied to all findings of this audit in accordance with the Independent Audit Post Approval Requirements June 2018.

**Table 2: Compliance status descriptors**

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

### 3.3. Explanation of finding classifications

The following table provides an explanation of the classification of audit outcomes which are compliant with Conditions of Consent or other compliance requirement, however require action by the auditee. The findings are based on the auditor's experience.

**Table 3 – Explanation of finding classifications**

Status	Explanation
Improvement Opportunity (IO)	A suggestion or opportunity to implement a good or better practice to improve effectiveness, further reduce exposure to risk or improve information management. When specifically stated as a Recommendation, a formal response and action plan are required.
Observation (OBS)	Documented requirement and/or implementation issue which may not strictly affect required performance or compliance outcomes. Observations could be an early indication of potential non-compliance and/or an adverse performance outcome. A formal response and action plan are required.

### 3.4. Summary of Environmental Performance

#### 3.4.1. *Key strengths*

- Sediment and erosion controls on site were robust and well maintained
- The active area of the site is well stabilised and compacted to reduce tracking and dust
- Improved consultation with community, neighbours and agencies, including maintenance of communications register
- Minimal complaints from neighbours or community. Complaints raised recorded and appear to be appropriately resolved
- Generally good awareness of environmental issues management by site management
- High level of cooperation and provision of requested documentation throughout the audit process

### 3.4.2. Project Approvals Compliance –Findings, Actions and Recommendations

**Table 4 Independent Audit Findings – Penshurst Public School SSD 8365. Auditor – Julie Dickson**

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
1.	A2	Condition A2 requires that the development may only be carried out in compliance with the conditions of this consent (SSD 8365). A number of non-compliances have been raised at this audit, and therefore the project is not compliant with this condition.	<b>No action required</b>	NC 1	Non-compliant (CLOSED)
2.	A21	Independent Environmental Audit Report #1 and the response are not included on the website (noted that a non-compliance was raised against Condition A21 condition at the previous audit - other documents were not on the website).	<b>Agreed Actions</b> 1. Independent Environmental Audit Report #1 and response to findings to be uploaded as soon as possible.  <b>Due Date:</b> 1. 5 February 2020  <b>Responsibility:</b> Pete Krause (SINSW)  <b>Actions taken:</b> The Independent Environmental Audit Report and response uploaded to the website on 5/02/2020.	NC 2	Non-compliant (CLOSED)
3.	C40			NC 3	
4.	B14 D33	Whilst the applicant has registered for a 4 star Green Star Rating in accordance with Condition B14, it appears that the design was already completed when this condition was included in the final Conditions of Consent, and the project will therefore be unlikely to be able to comply with the 4 Star certification (Condition D33) requirements without significant design	<b>Proposed Actions</b> 1. Continue to work with DPIE to resolve the 4 Star Green Star certification issue.  <b>Due Date:</b> Ongoing - unknown	OFI 1	Compliant OPEN

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
		<p>change. The building is already under construction and any design change at this stage may be problematic.</p> <p>It was stated that SINSW is working with DPIE to obtain an amendment to this condition to allow implementation of the Educational Facilities and Standards and Guidelines (EFSG) as an alternative to Green Star.</p>	<b>Responsibility:</b> Pete Krause (SINSW)		
5.	B18	Evidence of submission of the CEMP to DPIE could not be located or provided	<p><b>Agreed Actions</b></p> <ol style="list-style-type: none"> <li>1. Provide latest copy of CEMP to DPIE</li> </ol> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>1. 20 February 2020</li> </ol> <p><b>Responsibility:</b> SINSW</p> <p><b>Actions taken:</b> CEMP submitted to the Planning Secretary on 12 February 2020 – letter dated 12 Feb 2020 sighted.</p>	NC 4	Non-compliant CLOSED
6.	B20 e) and f)	<p>The community consultation and complaints management system described within the Acoustic Assessment Report (Oct 2018) are not consistent with the processes described within the Community Communications Strategy (CCS). The CCS adequately describes the consultation and complaints management system, however is not referenced within the CEMP or the Acoustic Assessment report.</p> <p>The Acoustic Assessment Report (adopted by Grindley as the Noise and Vibration Management Sub-Plan) appears to be a one-off report prepared as an assessment for pre-construction</p>	<p><b>Agreed Actions</b></p> <ol style="list-style-type: none"> <li>2. Update the Project Specific Environmental Management Plan (PSEMP) to reflect the Contractor's actual consultation and complaints process in line with the CCS</li> </ol> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>2. 10 February 2020</li> </ol> <p><b>Responsibility:</b> Grindley</p>	OBS 1	Compliant CLOSED



No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
		and is not designed as a “live” CNVMP that describes specific construction phase management actions that would be updated should requirements or situations change. Generally, it would be expected that documents prepared to satisfy the SEARs would be taken into consideration in the preparation of a CNVMP.	<b>Actions taken:</b> PSEMP updated – Rev 5 – dated 10/02/2020		
7.	B22 CEMP	<p>The site Erosion and Sediment Control Plan (ESCP) contained within the Site Specific EMP and in hard copy plan reflects the situation in May 2019 where a sediment basin was in place. The sediment basin has since been removed, however the current plans still shows the sediment basin in place.</p> <p><i>Noted that erosion and sediment controls were in place, and well maintained.</i></p>	<p><b>Proposed Actions</b></p> <ol style="list-style-type: none"> <li>It is recommended that the plans are marked up to show removal of the sediment basin and any other significant changes that may have occurred since main earthworks (may be hand drawn)</li> </ol> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>10 February 2020</li> </ol> <p><b>Responsibility:</b> Grindley</p> <p><b>Actions Taken:</b> Drawing CIV-01-08 Sediment and Erosion Control Plan Rev 2 updated showing “Basin no longer in use due to earthworks being complete onsite”</p>	OFI 2	Compliant CLOSED

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
8.	B34	<p>The Compliance Monitoring and Reporting Program dated 14/03/2019 prepared and submitted by Grindley in accordance with Condition B34 requires update to include the due dates for the Construction Compliance Report. Section 1 of the Program included TBA dates with a commitment that timing details will be updated when the date is known.</p> <p>The responsibility for managing the Compliance Monitoring program and reporting was originally taken on by Grindley, however it is more appropriate that this is managed by the Proponent / Principal – SINSW.</p>	<p><b>Proposed Actions</b></p> <ol style="list-style-type: none"> <li>1. Transfer responsibility for undertaking compliance reporting functions to the Proponent / Principal – SINSW.</li> <li>2. Update Compliance Monitoring and Reporting Program with known due dates.</li> </ol> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>1. Immediately (closed)</li> <li>2. 13 March 2020</li> </ol> <p><b>Responsibility:</b> Pete Krause SINSW going forward</p>	OBS 2	Compliant OPEN
9.	B34	<p>The Compliance Monitoring Program was submitted to the Department and Certifying Authority less than 2 weeks prior to commencement of construction as required by Condition B34. (letter sent 20 March 2019, construction commenced 2 April 2019 – 10 days). Timing of submission not compliant.</p> <p>The Construction Compliance Report is overdue. According to the Compliance Monitoring and Reporting Program prepared for the project (and the Compliance Reporting Post Approval Requirements (Department 2018)), the construction Compliance Report is due 6 months after commencement of construction. Construction formally commenced on 2 April 2019 and therefore, the Report was due on 1 October 2019.</p>	<p><b>Proposed Actions</b></p> <ol style="list-style-type: none"> <li>1. Prepare overdue Construction Compliance Report for building works phase and submit to DPIE.</li> </ol> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>1. 14<sup>th</sup> February</li> </ol> <p><b>Responsibility:</b> SINSW</p> <p><b>Action Taken:</b> Construction Compliance Report Ver 1 dated 14/02/2020 sighted. Submitted to DPIE on 17/02/2020</p>	NC 5	Non-compliant CLOSED

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
10.	C16 CEMP / Acoustic Assessment Report	During the site inspection it was identified that a small excavator utilised a reversing “beeper”. Section 11.0 of the project Acoustic Assessment Report – Construction Noise and Vibration Mitigation Measure Recommendations included: “reversing alarms to be of “quacker” broadband alarm style”. The communication of the requirement to use squawkers rather than beepers was raised at Audit #1 as an opportunity for improvement. This has not been adequately actioned as a small excavator (one of only 3 machines on site) was heard to be using beepers. This has been re-raised as an observation.	<b>Proposed Actions</b> <ol style="list-style-type: none"> <li>1. Include check for “non-tonal / quacker” type reversion alarms on plant induction / inspection process.</li> <li>2. Require subcontractors to supply plant that comply with the above requirement.</li> </ol> <b>Due Date:</b> <ol style="list-style-type: none"> <li>1. 12 February 2020</li> </ol> <b>Responsibility:</b> Grindley <b>Actions taken:</b> <ol style="list-style-type: none"> <li>1. Inspection checklist has been updated – alarms to be of “quacker” broadband alarm style</li> <li>2. The revised Equipment Inspection Checklist will be used to check machinery and cannot be used on site unless it meets the requirements in the checklist.</li> </ol>	<b>OBS 3</b>	Compliant CLOSED

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
11.	C27	<p>Condition C27 requires that seepage or rainwater collected on site during construction must not be pumped to street stormwater without written approval from the EPA. The EPA responded to Contractor correspondence that no written approval will be provided as the activity is not triggered by Schedule 1 of the POEO Act.</p> <p>Whilst no water has been pumped to stormwater to date (due to prevailing dry conditions), the audit found there are insufficient procedures, guidelines or established processes in place to demonstrate appropriate dewatering can occur during large rain events.</p> <p>A "Permit to Pump" is held on site, however it is not referenced in the project / system documentation, and does not provide water quality discharge criteria. At the time of the audit, no water quality testing equipment was held on site, and no specific internal competency requirements for testing of water or authorising discharges were defined.</p> <p>Notwithstanding the above, Condition C27 clearly prohibits pumping of water directly to the street stormwater system, and this must be taken into consideration when developing processes and procedures for dewatering.</p>	<p><b>Proposed Actions</b></p> <ol style="list-style-type: none"> <li>Develop processes / procedures / forms for dewatering that do not include pumping seepage or rainwater collected on site directly to street stormwater (include in CEMP).</li> </ol> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>12 February 2020</li> </ol> <p><b>Responsibility:</b> Grindley  <b>Actions Taken:</b> The Project Specific EMP has been revised to include the following process: <i>"In the event of stormwater needing to be removed from site, stormwater will be removed and disposed of via a dewatering subcontractor"</i></p>	OBS 4	Compliant CLOSED

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
12.	C31, CEMP, IMP004	<p>At the time of the audit, waste reports (and dockets for verification) for waste generated and transported since the last audit were not available for review to verify compliance to Condition C31.</p> <p>The waste contractor, Buildgroup Aus (they contract bin hire from Aussie Skips) have collected waste from site, however had not yet provided any Waste Reports or waste dockets to Grindley (requested during audit) to date.</p>	<p><b>Agreed Actions</b></p> <ol style="list-style-type: none"> <li>1. Obtain waste reports (showing classification and separation) from Aussie Skips.</li> <li>2. Provide sample waste dockets to the auditor for review.</li> </ol> <p><b>Due Date:</b> 21/2/2020  <b>Responsibility:</b> (Grindley)  <b>Actions taken:</b></p> <ol style="list-style-type: none"> <li>1. Waste reports were provided from Buildgroup Aus (contract bin hire from Aussie Skips) as evidence however these do not include waste classifications.</li> <li>2. At the time of this report, no dockets had been provided to verify that the wastes removed were appropriately classified or transported to a facility that can legally accept waste.</li> </ol>	NC 6	Non-compliant OPEN
13.	C44	<p>The Project Specific Environmental Management Plan was revised on 2/10/2019 to update the Sediment Control Plan as an outcome of the Independent Environmental Audit in July/August 2019. However, evidence was not provided of a notification to the Department or the Certifying authority that a review has been carried out.</p>	<p><b>Agreed Actions</b></p> <ol style="list-style-type: none"> <li>1. Submit latest CEMP to DPIE and the Certifying Authority</li> </ol> <p><b>Due Date:</b> 12 February 2020  <b>Responsibility:</b> SINSW  <b>Actions Taken:</b> "Notification of Revision of CEMP in accordance with Condition C44" letter dated 12 February 2020 sighted.</p>	NC 7	Non-compliant CLOSED

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
14.	CEMP / Site inspection	<p>During the site inspection, it was noted that waste items had been placed within one of the spill kits (coffee cups, cans, plastic bags, snack packets etc). The spill kit was cleaned out and sealed shortly after the inspection.</p> <p>An interview with site personnel found that whilst spill kits are listed on-site inspection checklists, they are not necessarily opened and inspected during the site walks (only that they are on-site).</p> <p>Spill kits did not contain the list of required contents to allow persons inspecting the kit to ensure it is fully stocked.</p>	<p><b>Agreed Actions</b></p> <ol style="list-style-type: none"> <li>1. Provide seals on spill kits that are easily removable during an emergency situation (only place seal on bin if fully stocked).</li> <li>2. Include requirement to inspect <b>contents</b> of spill kits in inspection checklist, (if not sealed).</li> <li>3. Provide list of required contents and instructions for use on / within each spill kit (number of spill kits and quantity of materials based on risk)</li> </ol> <p>Audit Objectives</p> <p><b>Due Date:</b></p> <ol style="list-style-type: none"> <li>1. 10 February 2020 (all)</li> </ol> <p><b>Responsibility:</b> (Grindley)</p> <p><b>Actions Taken:</b></p> <p>Photo evidence was provided that removable seals have been used on kits, contents added to inside lid of bins and environmental checklist updated to include more robust spill kit checks</p>	OBS 5	Compliant CLOSED



No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
15.	EMS	The Grindley EMS Manual is outdated (last updated 2013) and does not reflect some of the key processes including use of Procore for corrective actions. The manual is referenced within the Project Specific EMP and was also raised as an opportunity for improvement at the previous independent audit.	<b>Proposed Actions</b> 1. Either update EMS Manual or remove reference to Manual for core processes. 2. Update PSEMP to reflect actual corrective action process (Procedure 787) <b>Due Date:</b> 1. 17 February 2020 <b>Responsibility:</b> (Grindley) <b>Actions taken:</b> PSEMP updated – reference to Manual removed and Procedure 787 (Non-Conformance) now referenced.	OBS 6	Compliant CLOSED
16.	CEMP	No internal audits have been conducted since the commencement of the project as required by Section 2.5 of the Project Specific Environmental Management Plan.  This is a non-conformance with internal requirements. Raised as an Observation.	<b>Proposed Actions</b> 1. Undertake internal audit of the Project Specific EMP. <b>Due Date:</b> 1. 28/02/2020 <b>Responsibility:</b> Grindley Commitment by Grindley to undertake internal audit of Plan by 28/02/2020	OBS 7	Compliant OPEN

No	Condition / requirement Reference	Audit Finding	Proposed / Agreed Actions / Recommendations	Finding rating (NC, OBS / OFI)	Compliance Status
17.	Best Practice	The hydraulic Statement of Inclusions (SOI) for the provision of services to the “wet trades” (not yet on site) include the provision of “washout buckets” for paint and slurry wash. Potentially better solutions are available to manage wash-up water – see recommendation.	<b>Proposed Actions (Auditor Recommendation)</b> 1. Grindley could consider requiring the use of purpose-built washout bins in the SOI (e.g. – Dulux or other similar system) which minimise generation of waste wash-water and reduce the risk of spillage or overflow.  <b>Due Date:</b> 1. 10 February 2020 <b>Responsibility:</b> Grindley <b>Actions Taken:</b> Schedule of inclusions for Painting now includes requirement to provide Dulux washout bins.	OFI 3	Compliant CLOSED

*\* This table was provided shortly after the audit, with additional issues added as further evidence was provided. This was used to assist Grindley and SINSW to address the findings in a timely manner.*

### 3.4.3. Non-compliance details

Seven (7) non-compliances were raised at this audit as summarised below in Table 4. Details of requirement and reason for non-compliance are provided below.

**Table 5 – Non-compliances** (for recommendations and actions – see Table 4)

Cond	Compliance Requirement	Audit Finding / reason for non-compliance
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 (not replicated here)	Condition A2 requires that the development may only be carried out in compliance with the conditions of this consent (SSD 8365). A number of non-compliances have been raised at this audit, and therefore the development is not compliant with this condition.
A21 a) (ix)	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (non-relevant subsections removed) <i>(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;</i> and b) keep such information up to date, to the satisfaction of the Planning Secretary.	Independent Environmental Audit Report #1 and the response are not included on the website (noted that a non-compliance was raised against this condition at the previous audit – other documents were not on the website)  The Traffic Management Plan was not included on the website.
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.	Evidence of submission of the CEMP to DPIE prior to construction could not be located or provided
B34	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. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	The Construction Compliance Report was overdue and the Compliance Monitoring and Reporting Programme was submitted late to DPIE and the Certifier. According to the Compliance Monitoring and Reporting Program prepared for the project (and the Compliance Reporting Post Approval Requirements (Department 2018)), the construction Compliance Report is due 6 months after commencement of construction. Construction formally commenced on 2 April 2019 and therefore, the Report was due on 1 October 2019.

Cond	Compliance Requirement	Audit Finding / reason for non-compliance
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At the time of the audit, waste reports (and dockets for verification) for waste generated and transported since the last audit were not available for review to verify compliance to Condition C31.  The waste contractor, Buildgroup Aus (they contract bin hire from Aussie Skips) have collected waste from site, however had not yet provided any Waste Reports or waste dockets to Grindley (requested during audit) to date.
C40 (c)	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 C38 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) <i>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.</i>	Independent Environmental Audit Report #1 and the response were not included on the website in accordance with Condition C40 (c).
C44	Within three months of: (a) the submission of a compliance report under condition B35; (b) the submission of an incident report under condition C42; (c) the submission of an Independent Audit under condition C39; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	The Project Specific Environmental Management Plan was revised on 2/10/2019 to update the Sediment Control Plan as an outcome of the Independent Environmental Audit in July/August 2019. However, evidence was not provided of a notification to the Department or the Certifying authority that a review has been carried out.

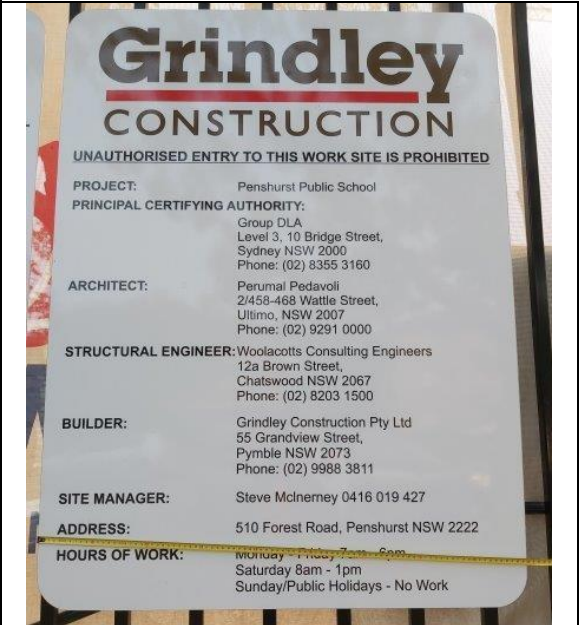



A non-compliance raised at Audit #1 that could not be closed due to the nature of the issue has not been raised as a new non-compliance, however is acknowledged below:

C37 - The Audit Program was submitted later than 4 weeks after the date notified for the commencement of construction. No further action required.

### 3.4.4. Site Environmental Management (including photos)

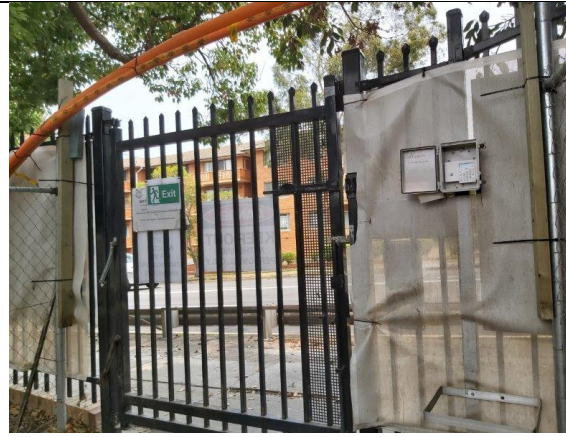
Overall, the outcomes of the site inspection were positive, with appropriate controls in place to control sediment, dust, hazardous substances, waste management, and potential spills. Site security appeared adequate with good quality lockable gates, and alarm systems. Signage and hoarding were also in line with the requirements of the Conditions of Consent. All works were located within the approved boundary of the development as per the approved plans. Site management and staff interviewed were aware of the site environmental management requirements, and overall, the site was kept in a clean and tidy state. Traffic management appeared appropriate with no issues identified during the audit visit. No off-site impacts were identified during the site inspection.

Photos taken during the audit are presented with commentary below:

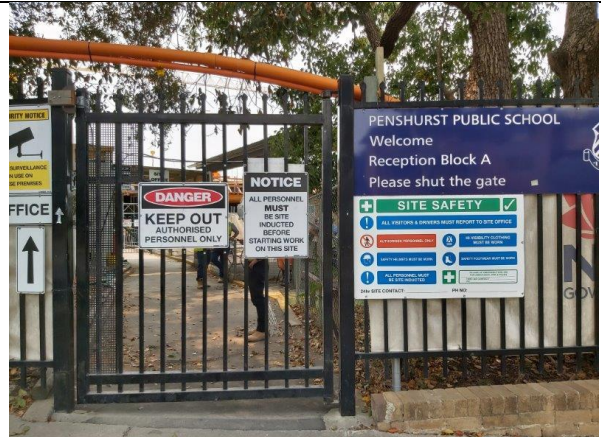
Photos taken during Independent Audit site inspection 14, 15, 16 January 2020	
	
<p>Site signage showing dimensions (900mm wide – minimum 594mm) (Condition C2)</p>	<p>Further site signage and site hoardings (mesh, no graffiti – Condition C12)</p>
	
<p>Plant on site showing inspection sticker (C3)</p>	<p>Site security and alarms (C5, C11)</p>



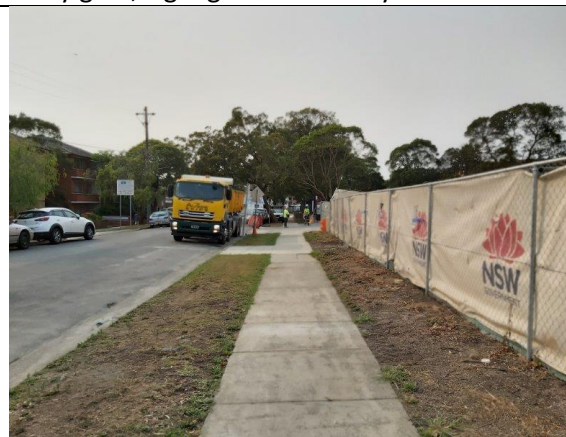
**Photos taken during Independent Audit site inspection 14, 15, 16 January 2020**



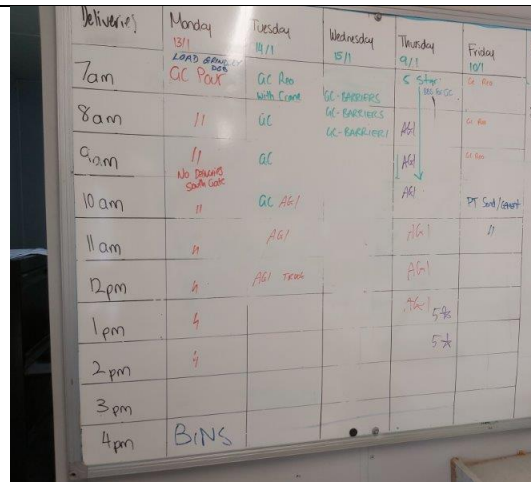
Site security and alarms (C5, C11) showing entry gate, signage and alarm system



Further photos of site security



Public way not obstructed by materials, vehicles etc (C13)



Delivery	Monday 13/1	Tuesday 14/1	Wednesday 15/1	Thursday 16/1	Friday 17/1
7am	LOAD 6:00pm GC Park	GC Park with Fence	GC PARKERS GC - PARKERS GC - PARKERS	GC Park GC - PARKERS	GC Park
8am	11	GC	GC - PARKERS GC - PARKERS	GC Park	GC Park
9am	11 No Delivery South Gate	GC	GC - PARKERS GC - PARKERS	GC Park	GC Park
10am	11	GC AGI	GC - PARKERS GC - PARKERS	GC Park	GC Park
11am	11	AGI	GC - PARKERS GC - PARKERS	GC Park	GC Park
12pm	11	AGI Truck	GC - PARKERS GC - PARKERS	GC Park	GC Park
1pm	4		GC - PARKERS GC - PARKERS	GC Park	GC Park
2pm	4		GC - PARKERS GC - PARKERS	GC Park	GC Park
3pm	4		GC - PARKERS GC - PARKERS	GC Park	GC Park
4pm	BINS		GC - PARKERS GC - PARKERS	GC Park	GC Park

Delivery board showing control of trucks – not to arrive before 7.00am



Protected trees (C21) – fenced off



Further protected trees (behind fence)



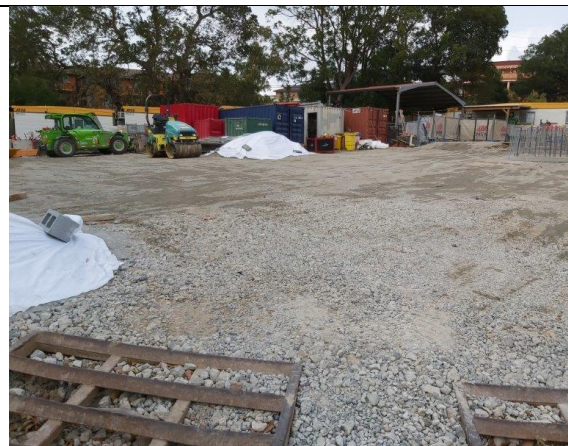
**Photos taken during Independent Audit site inspection 14, 15, 16 January 2020**



Tree protection zone signage



C23 – stabilised entry to site. ground, tracking of dirt (minimal)



Stabilised ground within compound C23 etc and CEMP



Geofabric laid out prior to wet weather work at entry to compound



Covered stockpile (engineering material)



Erosion and sediment controls in place C25 and CEMP



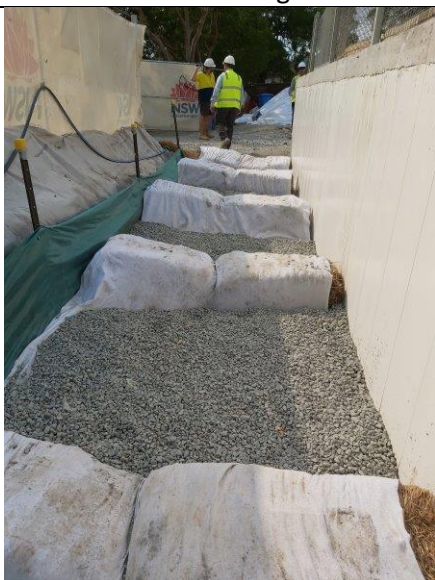
Photos taken during Independent Audit site inspection 14, 15, 16 January 2020



Wet weather controls during rain event



Stormwater inlet covered with geotextile fabric



Erosion and sediment controls on the site boundary (various conditions and CEMP)



C33 –Washout metal bins for capture of concrete washout - Condition C33



waste storage Condition C30 and CEMP



Storage of minor quantities of hazardous substances / dangerous goods and spill kit - CEMP

Photos taken during Independent Audit site inspection 14, 15, 16 January 2020



Bricks retained for Heritage interpretation (for a wall) – Condition B 36



Site notice board showing asbestos identification

### 3.4.5. *Environmental Management System*

A high-level overview was undertaken of the Environmental Management System. The Grindley management system is third party certified by Best Practice Certification and generally meets the requirements of ISO 14001:2015. A Recertification audit of the organisation (did not include the Penshurst Public School project) was conducted in August 2019 with no non-conformances raised.

Key functions of the EMS deemed to have high relevance to this project are discussed below:

#### Compliance obligations

- Compliance to Conditions of Consent are tracked through a tracking table managed by SINSW. The requirements of the POEO Act 1997 were generally complied with – no issues raised.

#### Documented information

- It was identified that the Environmental Manual does not reflect current processes relating to corrective actions (use of Procore). This was raised as an opportunity for improvement at the previous audit and is raised in this report as an Observation. Refer to findings table.

#### Environmental awareness

- Awareness of environmental issues and the conditions of consent is provided through the project induction.

#### Operational planning and control (site management)

- Site operational control was assessed through the site inspection. Some procedures are in place such as the IMP-004 Impact Mitigation Plan - Land fill reduction NSW. The CEMP and associated sub-plans are the key documents that outline project requirements.

#### Emergency preparedness and response

- Spill kits are provided at the site, however some issues were identified in relation to maintenance and inspection of the kits. This was raised as an observation. Refer to findings table.

#### Monitoring and measurement

- The key process in place for monitoring and measurement for environmental issues is through site inspections. Several inspection reports were sighted and effective inspections appear to contributed to the effective site management noted during the audit site inspection.

#### Internal audit

- The Project Specific Environmental Management Plan requires that 6 monthly internal audits are conducted on the implementation of the Plan. No internal audits have been conducted to date. This is raised as an Observation. Refer to findings table.



#### 3.4.6. *Documentation Adequacy*

Whilst the suite of management plans generally meets the conditions of consent, the Site Specific Environmental Management Plan (AKA CEMP), did not comprehensively cover all the conditions or all relevant topics – it relied on other sub-plans, but did not necessarily reference or be consistent with those other plans. As an example:

- The Acoustic Assessment Report (AKA Construction Noise and Vibration Management Sub-Plan) provided guidance on complaints management, however this was inconsistent with the Community Communications Strategy processes. The Complaints Management processes were not referenced within the CEMP.

#### **Recommendations:**

- As per Finding #3 (Observation) Grindley should reference the relevant sections of the Day Design Acoustic Assessment Report for mitigation measures to be implemented and reference relevant sections of the CCS for the complaints management process in the CEMP. A brief description of the core processes relating to these should also be documented in the CEMP. This recommendation is included in the findings table.
- For future projects, SINSW should ensure sub-plan Plans are adequately reviewed to ensure consistency with conditions and other documentation provided by the Contractor.
- SINSW should ensure the Management Plans required by the Conditions of Consent are prepared as Construction Plans (that can be updated as necessary), rather than pre-construction assessment reports.

#### 3.4.7. *Incidents and Complaints*

There have been no environmental incidents to date on this project.

A complaints register is in place and is maintained and uploaded onto the project website. Six (6) complaints to date - all have been closed out, with none raised in 2020 to date.

#### 3.4.8. *Actual vs Predicted Impacts*

The most significant predicted impacts in the EIS related to noise, with a prediction that Noise Management Levels (NMLs) will be exceeded at times at school site and immediate surrounds. Actual impacts do not differ from the prediction, and mitigation measures have been implemented as per recommendations and Conditions of Consent.

Other potential impacts during the construction phase such as increase in construction traffic, contamination, reduced water quality, and archaeological finds have been adequately and appropriately managed to avoid the potential predicted impacts.

### *3.4.9. Performance in relation to areas identified by Agencies during consultation*

#### Georges River Council

Initial correspondence with Georges River Council prior to the audit did not identify any specific areas of concern, though it was suggested in an email that there had been a complaint regarding sediment and erosion control. A follow up phone call to the Compliance team provided further information on performance, with no significant complaints made. Regular “drive by’s” did not identify any specific issues, and overall positive performance was noted.

#### Department of Planning, Industry and Environment

Correspondence from the Department included a request that all conditions of consent are assessed, with a focus on assessing compliance to conditions B5– B10, B37, C21 and C34 which relate to site contamination and tree protection. This report and the executive summary provide the overall performance of the project. Additional focus was provided during the audit on site contamination and tree protection, with positive outcomes recorded.

#### Schools Infrastructure NSW (SINSW) / Root partnerships

No specific areas of concern were raised in the verbal and written correspondence.

### *3.4.10. Summary of agency notices, orders, penalty notices or prosecutions*

There had not been any agency notices, order, penalty notices or prosecutions at the time of the audit.

## **3.5. Previous audit findings follow-up**

A formal response was provided to the Department in a letter dated 10/10/2019 with Attachment A – Response to Independent Audit non-compliances and Attachment B – Response to Independent Audit recommendations.

Six (6) non-compliances were raised at the previous audit. The following is a summary of actions taken to address them.

#### Non-compliance responses:

- Condition A21 – Website was updated to include missing documents (Oct 2019).
  - New non-compliance raised this audit – Audit 1 and the response not uploaded to website.
- Condition B22 – Erosion and sediment control plan required updating.
  - This was verified as completed at this audit.
- Condition C37 – Audit program was submitted late.
  - No actions required.
- Condition C38 – Initial Construction Audit not undertaken within 8 weeks of notified construction commencement.
  - No actions required.
- Condition C39 – Consultation with key stakeholders on independent audit scope development not undertaken as required. Recommendation was to provide key agency and stakeholder contacts for next audit.



- Auditor consulted with key stakeholders at this Audit #2.
- Condition C43 – Department was not notified in writing within seven days of becoming aware on non-compliance with Conditions C37 and C39.
  - No action required.

Responses to recommendations:

- Condition A21 – Direct link to the Day Design Acoustic Assessment Report and Waste Management Plans be provided on the project website.
  - Verified action completed.
- Condition A22 – Contractor to consider developing additional environmental documentation (e.g. wet weather preparation checklist, offsite pumping procedure).
  - Project Shut-Down Checklist and Report developed. Verified as being implemented.
  - Off-site pumping procedure not adequately developed. Contractor consulted with EPA regarding pumping, however no EPL on the project and EPA cannot provide written approval to pump. **Remains OPEN - A new finding (Observation) has been raised.**
- EMP – It was recommended that Project Manager reviewed Waste Management Plan and review and amend the process for review and approval of plans.
  - PSEMP reviewed and updated, Waste Management Plan was said to be reviewed (but not revised by PM).
- EMP - It was recommended that inspection forms are reviewed to include photos and observations.
  - Verified that Inspection forms now have photos and observations (electronic).
- C35 – It was recommended that regular meetings are held with nearby sensitive receivers and that a consultation register be developed.
  - Verified that St Declans school has been consulted and a Consultation Register has been developed and maintained.
- DC 16 – It was recommended that the CEMP, forms and checklists be revised to include audible movement alarms to be a type that minimises impacts on surrounding noise sensitive receivers.
  - The inspection forms do not include check on audible reversion alarms – Acoustic report requires use of squawkers, not beepers, and one of the machines on site was fitted with a beeper. **Remains OPEN - A new finding (Observation) has been raised**
- DC33 – No designated concrete washout area
  - Verified during site inspection that concrete washout bins are provided and used. CEMP updated.
- DC27 – It was recommended that system documentation be updated to include requirements for off-site pumping.
  - Inadequate processes and procedures have been developed to address this finding. **Remains OPEN - A new finding (Observation) has been raised.**
- EMP 19D – It was recommended that waste management be included in weekly inspections.
  - Waste management is now included in inspections

## **4. Appendices**

<b>Appendix A -</b>	Planning Secretary Audit Team Agreement
<b>Appendix B -</b>	Independent Audit Declaration Form
<b>Appendix C -</b>	Audit Scope and Plan (provided week prior to audit)
<b>Appendix D –</b>	Independent Audit Tables

## Appendix A – Planning Secretary Audit Team Agreement



Planning,  
Industry &  
Environment

NSW Department of Education  
Level 8, 259 George Street  
Sydney NSW 2000

Contact: Samuel Condon  
Phone: (02) 8275 1169  
email: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Attention: Cameron Nixon

BY EMAIL ONLY: [cameron.nixon6@det.nsw.edu.au](mailto:cameron.nixon6@det.nsw.edu.au)

20 December 2019

Dear Mr Nixon,

**Agreement of Independent Auditor  
Penshurst Public School (SSD 8365)**

I refer to the Department of Education's submission dated 12 December 2019 seeking agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of a suitably qualified, experienced and independent auditor to undertake independent audits of Penshurst Public School.

In accordance with Condition C36 of SSD 8365 (the 'Consent') and the *Independent Audit Post Approval Requirements*, the Secretary has agreed to the following auditor: Ms Julie Dickson.

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

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

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

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

If you have any questions, please contact Samuel Condon on the details listed above.

Yours sincerely,



Rob Sherry  
Team Leader Compliance – Government Projects  
As nominee of the Secretary

## Appendix B – Independent Audit Declaration Form

Independent Audit Declaration Form	
Project Name	Penshurst Public School
Consent Number	SSD 8365
Description of Project	Demolition, remediation and construction - School
Project Address	Arcadia Street, Penshurst
Proponent	Schools Infrastructure NSW
Title of Audit	Penshurst Public School Independent Audit
Date	6/02/2019

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

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

Notes:

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

Name of Auditor	Julie Dickson
Signature	<i>J. Dickson</i>
Qualification	Lead Environmental Auditor (Exemplar Global Cert 13573)
Company	Best Practice Certification
Company Address	Building B, Suite 2, Level 2, 122-126 Old Pittwater Road, Brookvale 2100

## Appendix C – Audit Scope and Plan

### Audit Scope and Plan

<b>Project:</b>	Penshurst Public School Upgrade Project - SSD 8365		
<b>Audit Title:</b>	Independent Environmental Audit – Environmental Compliance		
<b>Auditor:</b>	Julie Dickson DECA Pty Ltd on behalf of Best Practice Certification		
<b>Date (s) of Audit:</b>	14, 15 and 16 January 2020		
<b>Time:</b>	8.30 – 4.30		
<b>Location (s):</b>	<b>Project Office / Site</b> – Arcadia St Penshurst NSW 2222		
<b>Audit Objective:</b>	The objective of this Independent Environmental Audit is to assess the environmental compliance and performance of the SSD 8365 and its effects on the surrounding environment in accordance with Condition of Consent C39		
<b>Audit Scope:</b>	Development Consent SSD 8365 – All conditions relevant to current phase of the development, Project Specific Environmental Management Plan (CEMP), sub-plans and Construction Management Plans, previous audit findings, high level EMS, EMP and sub-plan review, environmental performance including actual vs predicted impacts in EIS.		
<b>Audit Methodology</b>	Audit will be undertaken in accordance with ISO 19011:2018 and will include document and record reviews, interviews, and site inspection.		
<b>Areas of focus (from pre-audit consultation)</b>	Site contamination, tree protection, community consultation		
<b>Audit Invitees</b>	<b>Name:</b>	<b>Organisation</b>	<b>Role</b>
	Rodney Peachey	Grindley	Senior Project Manager
	David Wood	Root Partnerships	Superintendent
	Peter Krause	SINSW	Project Director, Infrastructure Projects
	Steve McInerney	Grindley	Site Manager
	Craig Young	Grindley	WHSEQ Manager
	Mitchell Thornbury	Grindley	Contracts Administrator



# BESTPRACTICE

## AUDIT PLAN

DAY 1 – Tuesday 14 January 2020		
Indicative time	Agenda item / Areas for review	Proposed attendees
8.30 – 9.00 am	Opening meeting <ul style="list-style-type: none"> <li>• Introductions, confirmation of scope, criteria, arrangements, methodology, logistics</li> <li>• Overview of project issues / progress / background</li> </ul>	All
8.30 – 9.30	– Site familiarisation walk	SINSW / Root / Grindley
9.30 – 10.30	– Review of previous audit findings including actions taken to address non-compliances and opportunities for improvement	SINSW / Root / Grindley
10.30 – 11.00	– Implementation of the Community Communications Strategy	SINSW / Root / Grindley
11.00 – 12.30	– Review of compliance against relevant Conditions of Consent	SINSW / Root / Grindley
12.30 – 13.15	Lunch	
13.15 – 15.35	Review of compliance against relevant Conditions of Consent. To include (but not restricted to): <ul style="list-style-type: none"> <li>– Interviews with Root Partnerships as Superintendent – relevant conditions and tracking of compliance (e.g. – B24, B34,</li> <li>– Private Certifiers on relevant conditions during construction (e.g. – B9, B37 C4, C26 C44, C45)</li> </ul>	David Wood Root Partnerships
		Group DLA - Private Certifier rep
15.45 – 16.15	Auditor review and consolidation of notes	Auditor
16.15 – 16.30	End of Day 1 debrief audit progress and outcomes to date (if required).	Grindley, others as available
DAY 2 – Wednesday 15 January 2019		
Indicative time	Agenda item / Areas for review	Proposed attendees
08.00 – 10.30	Site Inspection To include general requirements from CEMP and Sub-plans, including (but not limited to): <ul style="list-style-type: none"> <li>– Site set-up – boundary screening, hoarding, signage etc</li> <li>– Spill prevention – storage, handling, refuelling emergency equip, emergency preparedness</li> <li>– Soil and water, erosion and sediment controls, stockpiles discharges, concrete washout, tracking of dirt</li> <li>– Construction traffic, public way obstruction</li> <li>– Air quality – dust, plant and equipment emissions</li> <li>– Noise and vibration, feasible and reasonable measures</li> <li>– Heritage salvage and reuse</li> <li>– Flora and fauna, tree protection, weeds</li> <li>– Waste Management,</li> <li>– Asbestos and site contamination management</li> <li>– Imported soil</li> <li>– Site monitoring / inspections / subcontractor activities</li> </ul>	Grindley
10.30 – 12.30	Site Specific Environmental Management Plan (CEMP) <ul style="list-style-type: none"> <li>– Systems and procedures</li> <li>– Inspections, monitoring and internal audit program</li> <li>– Management responsibilities</li> <li>– Subcontractor management</li> <li>– Emergency planning and response</li> <li>– Unexpected contamination finds</li> <li>– Unexpected Aboriginal/non-Aboriginal finds</li> </ul>	Grindley

12.30 – 13.15 Lunch		
13.15 – 15.45	Assessment against other relevant / referenced Plans / programs, <ul style="list-style-type: none"> <li>– Acoustic Assessment report (Construction Noise and vibration management sub-plan)</li> <li>– Arboricultural Impact Assessment Report</li> <li>– Traffic Management Plan (Construction Traffic &amp; Pedestrian Management sub-plan)</li> <li>– Waste Management Plan</li> <li>– Stormwater Management Report (Construction Soil and Water Management Plan)</li> <li>– Construction Environmental Management Manual</li> <li>– Construction Permits</li> </ul>	SINSW / Root / Grindley
15.45 – 16.15	Auditor review and consolidation of notes	Auditor
16.15 – 16.30pm	Debrief and summary to date, plan for Day 3	

DAY 3 – Thursday 16 January 2020		
Indicative time	Agenda item / Areas for review	Proposed attendees
8.30 – 11.30 am	Follow up on any audit trails – further evaluation of compliance against conditions of consent, environmental performance etc. Scale and scope to be determined near end of Day 2	TBC depending on required information
11.30 – 12.00	Auditor consolidation of notes and preparation for closing meeting	Auditor
12.00 – 12.30	Closing meeting (may be brought forward depending on timing of audit activities)	All relevant auditees TBC

\* Note – the above plan is flexible to suit availability of personnel and operational requirements. The auditor has the right to vary the plan to assess any additional areas should issues arise during the audit.

## Appendix D – Independent Audit Tables

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Table A- Part A – Administrative Conditions

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
<b>PART A - ADMINISTRATIVE CONDITIONS</b>						
A1	Obligation to minimise harm to environment	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.	Grindley	Reasonable and feasible measures were in place to prevent and minimise environmental harm		Compliant
A2	Terms of Consent	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 (not replicated here)	Grindley	Full review of documentation and site inspection conducted	Development carried out generally in compliance with this consent, however non-compliances recorded against other Conditions	Non-compliant Closed
A3	Terms of Consent	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	Principal	Noted	No written directions to SINSW from DPIE except for clarification on close out of previous audit items	Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
A3	Terms of Consent	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Grindley	Noted	As above	Not triggered
A4	Terms of Consent	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.	Grindley	Noted	Noted - no compliance requirement	Not triggered
A5	Design Amendments	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.	Grindley	LAN-02 Rev 3 - Landscape site plan - ground level plan shows proposed planting of ( <i>Pyrus calleryana</i> )	Email from lead consultant Perumal Pedavoli Architects 7 Mar 2019 showing change of tree selection to <i>Pyrus Calleryana</i> (Pear Tree) and LAN-02 Rev 3 indicates replacement documented	Compliant
A6	Design Amendments	Details demonstrating compliance with condition A5 must be provided to the satisfaction of the Certifying Authority prior to the commencement of building works.	Grindley	Section 6.28 Crown Certificate - BCA Compliance Statement dated 11/07/2019 - GroupDLA - listed Landscape Management Plan as reviewed document.		Compliant
A7	Limits of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Principal	Noted		Compliant
A8	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	Grindley	Crown Certificates indicating compliance with Building code of Australia, site inspection - signage appropriate' Grindley provided information stating that no specific protection or support was required of the adjoining property from possible damage from excavation. It was stated that excavation did not take place until shoring wall and capping beam was installed. This protected the boundary.		Compliant
A9	Planning Secretary as Moderator	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	Principal	No disputes to date have arisen.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
A10	Long Service Levy	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	Grindley	Levy Receipt no. 00369282 \$129,115.35 sighted dated 14 Feb 2019 - SSD 8365		Compliant
A11	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Principal	Noted		Compliant
A12	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	Principal	Communications Register.		Compliant
		(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Principal	Communications Register sighted No disagreements remaining - all have been resolved, details within the Register.		Compliant
A13	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (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).	Grindley	Project is not staged		Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
A14	Staging, Combining and Updating Strategies, Plans or Programs	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	Grindley	Project is not staged		Not triggered
A15	Staging, Combining and Updating Strategies, Plans or Programs	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	Grindley	Project is not staged		Not triggered
A16	Demolition	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.	Grindley	Demolition Management Plan Chalouhi Demolition Management Plan dated 15/03/19.  CC1 issued by certifier. Crown Certificate - see email from Rod Peachey and link to the Dropbox for files  Crown Certificate (CC2) Listing Demolition and Waste Management Plan as previously relied upon that was contained within Crown Certificate GDI 160498 dated 1/4/2019 (CC1).		Compliant
A17	Structural Adequacy	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 Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Grindley	Structural design certificate dated 17 May 2019 from Woolacotts Consulting Engineers		Compliant
A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Grindley	Crown Certificate Design Statement dated 3 June 2019 (3199-Qua-CERT-LE001) Perumal Pedavoli Architects) stating compliance to BCA 2016 External Wall.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
A19	Applicability of Guidelines	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> <p>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.</p>	Grindley	Noted. No directions by the Secretary issued		Not Triggered
A20	Monitoring and Environmental Audits	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non compliance notification, compliance reporting and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development</i></p>	Grindley	Noted		Not Triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
A21	Access to Information	<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> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p>	Principal	<p>Website (<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/p/Penshurst-public-school.html">https://www.schoolinfrastructure.nsw.gov.au/projects/p/Penshurst-public-school.html</a> ) contained following documentation at time of audit:</p> <p>i) documents referred to in Cond A2 - Approved Architectural Drawings 21/10/19;</p> <p>ii) Notice of Determination, Development Consent</p> <p>iii) Approved plans (various including Project Specific Environmental Management Plan / CEMP, Acoustic Assessment Report; Waste Management Plan, Sediment and Erosion Control Plan, Landscape Plans</p> <p>iv) Pre-construction Compliance Report v1 1/4/19</p> <p>v) Dust monitoring results</p> <p>vi) Project Update December 2019</p> <p>vii) email link on webpage - <a href="mailto:schoolinfrastructure@det.nsw.edu.au">schoolinfrastructure@det.nsw.edu.au</a></p> <p>viii) Complaints Register as at Jan 2020</p> <p>ix) - <b>Independent Environmental Audit Report #1 and the response not included on the website as at Jan 2020.</b></p> <p>Communications Register (extract from Darzin) (managed by Comms team - SINSW based on data up to next week) sighted (Darzin database) 6 complaints to date (on the website - all have been closed out. None in 2020 to date.</p> <p>Continuous Dust Monitoring results by Airsafe - to 13 Dec on website. Dust monitor now removed.</p> <p>Dust monitoring during excavation (portable aerosol photometer type - dust telemetry system.</p>	<p>Independent Environmental Audit Report #1 and the response are not included on the website (noted that a non-compliance was raised against this condition at the previous audit - other documents were not on the website)</p> <p>Traffic Management Plan not included on the website</p> <p><b>Recommendation</b> - Independent Environmental Audit Report #1 and the response and Traffic Management Plan to be uploaded to the website ASAP</p> <p><b>Actions taken:</b> Previous Independent Environmental Audit Report and response uploaded to the website on 5/02/2020</p>	Non-compliant Closed
		b) keep such information up to date, to the satisfaction of the Planning Secretary	Principal			



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
A22	Subcontractor Management Training and Awareness	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	Grindley	<p>Site Specific Induction Presentation -(Grindley) Induction - all workers required to undertake site induction - online induction.</p> <p>Questionnaire - Random questions are asked as a competency / understanding - around 3 environmental questions.</p> <p>Rock hammering not included in induction, however - sighted email dated 4 March 2019 from CA to Chalouhi. - confirming rock hammering hours restrictions in Subcontract agreement</p> <p>Schedule of Inclusions (SOI) - one for each trade, - e.g. - provision of washout bins for everyone to use - in Hydraulic SOI. - provision of washout buckets.</p> <p>CoC is provided to form part of tender submission for subcontractors.</p>	<p>The hydraulic Statement of Inclusions (SOI) for the provision of services to the “wet trades” (not yet on site) include the provision of “washout buckets” for paint and slurry wash. Potentially better solutions are available to manage wash-up water</p> <p>Recommend purpose built washout bins for paint etc are provided as part of wet trades SOIs.</p>	Compliant Opportunity for Improvement Closed

Table B - Part B – Prior to Commencement of Construction Conditions

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
<b>PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
B1	Notification of Commencement	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.	Grindley	<p>Evidence was provided at Audit #1 - email from Contracts Administrator to Root Partnerships on 14/2/19, with attached draft letter dated 18/2/19, for commencement of works on 4/3/19.</p> <p>Evidence was provided at Audit #2 - Submission of Notification of Commencement for CC1 (demolition work) by SINSW to DPE 20.03.19 Submitted to Certifying Authority 22.3.19 for CC1 (demolition work) Notification of commencement of construction for CC2 (construction) in accordance with Condition B1 - dated 17 July 2019 for commencement on 19 July.</p>		Compliant
B2	Certified Drawings	<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> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	Grindley	Approved drawings are on DPIE Major Projects portal stamped as approved.		Compliant
B3	External Walls and Cladding	<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 composite panels comply with the requirements of the BCA.</p> <p>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</p>	Grindley	Cladding will be metal, brick or fibrous cement - no combustible panelling is proposed. All cladding has been approved.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B4	Protection of Public Infrastructure	Before the commencement of construction, the Applicant must: (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.	Grindley	Assessed as compliant at Audit #1. Dilapidation Report completed by Webber Design Pty Ltd, includes roads, private school, church, adjacent residences, council assets and public infrastructure. Grindley Submitted to Council & Certifier 21/03/19. Dilapidation report sighted by Auditor at Audit #2.  Dilapidation Report Addendum dated 16/09/2019 by Webber Design prepared following a request from Grindley for a second inspection on 12 August 2019 at one property due to complaint regarding cracking. Recommendation for final dilapidation inspection following completion of construction.		Compliant
B5	Site Contamination	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: (a) NSW EPA Sampling Design Guidelines ; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) <a href="https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-the-nsw-site-auditor-scheme-third-edition">https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-the-nsw-site-auditor-scheme-third-edition</a> ; (d) Guidelines for Consultants Reporting on Contaminated Sites, 2011 <a href="http://www.epa.nsw.gov.au/resources/clm/20110650consultantsguidelines.pdf">www.epa.nsw.gov.au/resources/clm/20110650consultantsguidelines.pdf</a> ; (e) The National Environment Protection (assessment of contamination) Measures 2013 as amended Testing must include assessment of both the soil and groundwater profile	Grindley	Assessed as compliant at Audit #1 (Aug 19). Submitted to PCA (Group DLA) prior to works recommencing. Reviewed auditors' approval of final RAP: Interim Audit Advice #4, dated 9 July, from Melissa Porter of Senversa (Accredited Site Auditor). Sighted email to Nick Aitchison and Brett Clabburn on with Data Gap Investigation and Updated RAP, Auditors Statement (see above) and Asbestos Works Management Plan.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B6	Site Contamination	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	Grindley	Assessed as compliant at Audit #1 - Email confirmation from Group DLA dated 10/07/19 - Publication of updated Remediation Action Plan (Final dated 2/07/2019). Further evidence sighted at Audit # 2 included: Letter from Senversa, Melissa Porter (NSW Accredited Site Auditor 0803): Interim Audit Advice #4: Penshurst Public School - Data Gap Investigation and Updated Remediation Action Plan (E30104rpt3,Final) dated 9 July 2019 which provided background and summary of previous Site Auditor reports. The report concluded: * changes included in the DG/RAP satisfactorily addresses the comments in the audit advice of 28 June 2019. *Asbestos Works Management Plan (AWMP) is considered appropriate to mitigate potential risks to human health posed by the asbestos currently identified: * Considers the site can be made suitable for the proposed school conditional on competent implementation and validation works detailed in the DG/RAP and the controls in the AWMP subject to 2 conditions: 1. The 12 proposed test pits in 'the ACM In-situ Validation Area' should be progressed to at least 0.5m into natural material... 2. Final site validation report to be submitted to NSW EPA accredited contaminated sites auditor for review and comment...		Compliant
B7	Site Contamination	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	Grindley	Assessed as compliant at Audit #1 Submitted as part of CC2. Email from Grindley to Group DLA: Penshurst PS - CC2 (6/6/19)  Interim Audit Advice #4 (as referenced in B6) stated: <i>"the AWMP is considered appropriate to mitigate potential risks to human health posed by the asbestos currently identified onsite during the proposed remediation, demolition and construction works"</i> . At the time of Audit #2, asbestos works had been completed and actual implementation could not be assessed, however records sighted for other records under Condition B8 below support an assessment of compliance to this condition.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B8	Site Contamination	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, Preliminary Stage 2 Site Investigation and Remediation Action Plan, prepared by Environmental Investigation Services and dated 25 September 2018	Grindley	<p>Assessed as compliant at Audit #1. At that time, the plan was to remove all GSW so that not disturbed during piling. Hygienist was to be onsite to monitor works. Asbestos Removal Control Plan Rev 1.1 dated 15/03/19 and Demolition and Waste Management Plan 1.1 dated 15/03/19 were unchanged at time of Audit #2.</p> <p>9th July is latest site contamination report as reported under Condition B5 - Interim Audit Advice #4, dated 9 July, from Melissa Porter of Senversa.</p> <p>At the time of Audit #2 Remediation 80% of remediation was complete.</p> <p>Five (5) Clearance Certificates had been issued by JK Environments to date and were sighted, dated: 1 (29/08/19); 2.(29/08/19); 3 (4/09/19); 4. (24/10/19); and 5. (15/11/19) for Areas 1-12.</p> <p>The balance of the site (Areas 13, 14 and 15) - area beneath the site compound) has not yet been remediated or Clearance Certificates issued. This is due to be undertaken following demobilisation of site sheds.</p> <p>The asbestos contaminated soils were classified and taken to waste facilities licensed to accept these wastes. Sighted report CONFIRMATION OF WASTE CLASSIFICATION AND ESTIMATE OF WASTE QUANTITIES - PROPOSED NEW SCHOOL - PENSHURST PUBLIC SCHOOL, 510 FOREST ROAD, PENSHURST - JK Environments 13/08/2019.</p> <p>Sighted Waste Register - soils taken to Enviroguard Erskine Park (Cleanaway) and Genesis - Eastern Creek (DADI).</p> <p>Transported by Chaloui. - Licence to carry GSW - asbestos Friable asbestos licence - AD212137; EPA Transport of trackable waste Licence No. 20240 (in Dropbox link CC1 - item 5 - included in asbestos removal control plan).</p>		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B9	Site Contamination	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	Grindley	This condition is not triggered - Zones 13, 14 and 15 still to be remediated.		Not triggered
B10	Unexpected Contamination Procedure	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 817 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	Grindley	Unexpected finds procedure was developed prior to Audit #1 and was assessed as compliant. Confirmed during Audit #2 that Procedure is included in the Site Specific Environmental Management Plan - Section 6.1. and is referenced in the induction.		Compliant
B11	Utilities and Services	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Grindley	Will be installing sewer connect and stormwater at a later date, however this is not yet triggered		Not triggered.
B12	Utilities and Services	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	Grindley	Assessed as compliant at Audit #1. Confirmed Submitted as part of CC2. Email from Grindley to Group DLA: Penshurst PS - CC2 (6/6/19) AusGrid letter dated 15.02.19 New development application submitted to NBN.		Compliant



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B13	Management Plans, Community	<p>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:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>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.</p>	SINSW	<p>Penshurst Public School Project Community Consultation Strategy (April 2019) available on SINSW PPS website. No changes have been made to the CCS</p> <p>Audit #1 confirmed was submitted by SINSW to DPE 20.03.19. In the Response to Draft Independent Audit Report Root Partnerships comment: Email from Jane Hagan (Previous SINSW PD) confirmed it was issued to DPE on 14/03/19 via email.</p> <p>Implementation - SINSW provided evidence of the consultation including:</p> <p>* Project updates are included on the website. Last community update was December 2019, providing progress summary, next stops and contact information</p> <p>* Project distribution area for resident notifications (mirrors the school's catchment area)</p> <p>* Representatives of SINSW and both the Assessment and Compliance unit meet every 6 weeks to discuss all SINSW projects currently under assessment and under construction. With the exception for clarifications on the first IEA audit which has been requested by DPIE and provided by SINSW in 2019 no concerns have been raised for the project since by DPIE following the approval of the application in 2019</p> <p>* Communications Register March 20-19 - January 2020 - includes source / method of communication - email, site visit, notification / letterbox drop, call to SINSW 1300 number, Stakeholder meeting, phone, door knock, briefing. 54 communications documented to date (end 2019)</p> <p>From Grindley perspective, cards are provided to management and are located next to sign-in areas on site so community can contact SINSW.</p>		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B14	Sustainability	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.	Grindley	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 sighted Audit #2. .	Whilst the applicant has registered for a 4 star Green Star Rating in accordance with Condition B14, it appears that the design was already completed when this condition was included in the final Conditions of Consent, and the project will therefore be unlikely to be able to comply with the 4 Star certification (Condition D33) requirements without significant design change. The building is already under construction and any design change at this stage may be problematic.  It was stated that SINSW is working with DPIE to obtain an amendment to this condition to allow implementation of the Educational Facilities and Standards and Guidelines (EFSG) as an alternative to Green Star  SINSW to continue to work with DPIE to resolve the 4 Star Green Star certification issue.	Compliant Opportunity for Improvement Open
B15	Outdoor lighting	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	Grindley	Assessed as compliant at Audit #1. Sighted 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: Penshurst PS - CC2 (6/6/19)		Compliant
B16	Access for People with Disabilities	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.	Grindley	Assessed as compliant at Audit #1. Submitted as part of CC2. Sighted Statement of Compliance - Design Accessibility 5 June 2019 by Du Chateau Chun Email from Grindley to Group DLA: Penshurst PS - CC2 (6/6/19)		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B17	Construction Environmental Management Plan	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;	Grindley	Grindley CEMP assessed as compliant at Audit #1 - CEMP to meets all requirements of B17 (a) - (h). Submitted to SINSW and Principal Certifying Authority (PCA) 22.03.19. The CEMP was last updated 2 October 2019 Rev 4 - updated Sediment Control Plan. The plan includes construction hours, emergency contacts, neighbourhood notification, stormwater management, noise and dust management, external lighting. No groundwater management or handling of complaints included in the plan. Groundwater is not an issue on the project and complaints management is included in the Community Consultation Strategy. The site team advised during Audit #1 that no amendments were required by the Principal.		Compliant
B17	Construction Environmental Management Plan	(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);	Grindley	CTPMSP - is Appendix A to the CEMP CNVMP is Appendix B to CEMP Waste Management Implementation Plan is within 6.2 of the CEMP Demolition and Waste Management Plan prepared by the Demolition contractor Chalouhi - 15/03/2019 Waste Management Plan by Root Partnerships dated 2 Feb 2018		Compliant
B17	Construction Environmental Management Plan	(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.	Grindley	Construction Soil and Water Management Sub-Plan is known as Penshurst Public School Stormwater Management Report - both as an Appendix (D) to CEMP and as a separate report - March 2018 (Appendix 14 - Stormwater Management Plan on website Unexpected finds procedure for contamination was developed prior to Audit #1 and was assessed as compliant. Confirmed during Audit #2 that Procedure is included in the Site Specific Environmental Management Plan - Section 6.1. and is referenced in the induction. An Unexpected Aboriginal and non-Aboriginal Heritage Finds protocol is included in section 6.2 of the CEMP		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B18	Construction Environmental Management Plan	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.	Principal	<p>Assessed as compliant at Audit #1. Crown Building Certificate for Penshurst Public School dated 2/4/19 Ref: GDL 160498 by Principle Certifier Authority, Group DLA. Deemed approved through Crown Building Certificate 1 (demolition) for Penshurst Public School dated 2/4/19 Ref: GDL 16048 by PCA.</p> <p>Sighted Section 6.28 Crown Certificate BCA Design Compliance dated 11/07/2019 (Construction - CC2).</p> <p>The Project Specific Environmental Management Plan (known as CEMP for purposes of the Conditions of Consent) was not listed as a reviewed document on the Crown Certificate 1 or the Crown Certificate 2 at the time of the audit. Clarification requested.</p> <p>Update 6/02/2020 - Emails from Group DLA and SINSW (P Krause). Crown Certificate 1 has been amended to include reference to CEMP (dated 21/02/19) as a reviewed document. (Certificate remains dated 2/04/2019)</p> <p>Updated 12/2/2020 - CEMP submitted to the Planning Secretary on 12 February 2020 – letter dated 12 Feb 2020 sighted.</p>	<p>Evidence of submission of the CEMP to DPIE could not be located or provided</p> <p>Recommendation: 1. Provide latest copy of CEMP to DPIE</p> <p>Actions taken: CEMP submitted to the Planning Secretary on 12 February 2020 – letter dated 12 Feb 2020 sighted.</p>	Non-compliant Closed

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B19	Management Plans, Traffic	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and RMS;</li> <li>(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;</li> <li>(d) detail heavy vehicle routes, access and parking arrangements;</li> <li>(e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise; and</li> <li>(iv) ensure truck drivers use specified routes;</li> </ul> </li> <li>(f) include a program to monitor the effectiveness of these measures; and</li> <li>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>	Grindley	<p>Grindley Traffic Management Plan dated 21/3/19, prepared by Lack Group. Submitted as part of CEMP to SINSW and PCA 22.03.19. Approval from Georges River Council dated 18/03/2019 (referring to CTMP date 21/03/2019) sighted</p> <p>Since the last audit, a different traffic control company has been engaged, however the same Traffic Management Plans (TMPs) are being used on the project.</p>		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B20	Management Plans - Noise and Vibration	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (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.	Grindley	Assessed as compliant at Audit #1. Day Design Acoustic Assessment Report Rev C (3/4/2018) adopted by Grindley (also known as Construction Noise and Vibration Management Plan - CVNMP). Includes construction noise and assessment criteria, construction hours, rock hammering hours. Submitted to SINSW and PCA 22.03.19.  Further assessment at Audit #2 - no change to documentation as above: Complaints are managed by SINSW and information is available on their website. The complaints process is covered in both the Acoustic Assessment Report and the Community Communications Strategy (see finding)	The community consultation and complaints management system described within the Acoustic Assessment Report (Oct 2018) are not consistent with the processes described within the Community Communications Strategy (CCS). The CCS adequately describes the consultation and complaints management system, however is not referenced within the CEMP or the Acoustic Assessment report. .  The Acoustic Assessment Report (adopted by Grindley as the Noise and Vibration Management sub-Plan) appears to be a one-off report prepared as an assessment for pre-construction and is not designed as a "live" CNVMP that describes specific construction phase management actions that would be updated should requirements or situations change. Generally, it would be expected that documents prepared to satisfy the SEARs would be taken into consideration in the preparation of a CNVMP. e.  <b>Recommendation:</b> Reference the relevant sections of the Day Design Acoustic Assessment Report for mitigation measures to be implemented and reference relevant sections of the CCS for the complaints management process in the CEMP. A brief description of the core processes relating to these should also be documented in the CEMP. <b>Actions Taken:</b> PSEMP updated – Rev 5 – dated 10/02/2020	Compliant Observation Closed



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B21	Management Plans, Waste	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (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.	Grindley	Assessed as compliant at Audit #1. Documents reviewed at Audit #2. Root Partnerships Waste Management Plan Rev 3 (2/2/18) adopted by Grindley. Submitted as part of CEMP to SINSW and PCA 22.03.19. Rev 3 of Contractor CEMP section 4.7.7 of also includes Waste Management Plan, with quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.		Compliant
B22	Management Plans, ESC	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (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).	Grindley	Subsection (c) of this condition was assessed at Audit #1 as non-compliant, noting that the Erosion and Sediment Control Plan (ESCP) did not include wet weather plans as required by sub-section (c). Evidence was reviewed during Audit #2 that demonstrated closure of the non-compliance (see "Previous audit" section of the report). Balance of Condition was assessed as compliant in Audit #1  Sighted: Email from David Milner of Georges River Council dated 1/4/19 confirming compliance, and this is listed as evidence sighted at CC1 by the Certifier  Erosion and Sediment Control Plan (ESCP) in Site Specific EMP and in hard copy dated May 2019  Noted that erosion and sediment controls were in place, and well maintained.	The site Erosion and Sediment Control Plan (ESCP) contained within the Site Specific EMP and in hard copy plan reflects the situation in May 2019 where a sediment basin was in place. The sediment basin has since been removed, however the current plans still shows the sediment basin in place.  It is recommended that the plans are marked up to show removal of the sediment basin and any other significant changes that may have occurred since main earthworks (may be hand drawn)  <b>Actions taken:</b> Drawing CIV-01-08 Sediment and Erosion Control Plan Rev 2 updated showing "Basin no longer in use due to earthworks being complete onsite"	Compliant Opportunity for Improvement Closed
B23	Construction Parking	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.	Grindley	One car-parking space only is available on site due to space constraints, and this is used by the site manager. Site inspection confirmed that no heavy vehicles were parked on the street. Arrangements were made for delivery vehicles to reverse onto site to unload concrete pre-cast panels during the audit and traffic control were on site to facilitate traffic movement during deliveries. Project induction encourages use of public transport Given the constraints of the site for parking, it appears that the Contractor is making all practical efforts to comply with this condition.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B24	Stormwater Management System	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: (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 Australian Rainfall and Runoff(Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Grindley	Assessed as complaint at Audit #1 - Submitted as part of CC2. F Email from Grindley to Group DLA: Penshurst PS - CC2 (6/6/19) 190524_16-242-CIV_DesignCertificate - Woolacotts - Civil Design Certificate stating compliance to Condition B24.		Compliant
B25	Operational Noise - Design of Mechanical Plant and Equipment	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.	Grindley	Assessed as compliant at Audit #1. Letter from Perumal Pedavoli Architects on 3 June 2019, verifying that design incorporates mitigation measures required by the Day Design Acoustic Assessment Report Revision E dated 11 October 2018. Submitted as part of CC2.		Compliant
B26	Construction and Demolition Waste Management	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.	Principal	Assessed as compliant at Audit #1: Email from Mitchell to Gulshan Chandani on 25/3/19 to notify of proposed truck routes.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B27	Operational Waste Storage and Processing	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.	Principal	Audit #1 noted that Site Manager advised no waste removal by Council during construction. Root Partnerships advised school principal confirmed in his attached email that they will be using private waste Grindleys not the council.  Audit #2 confirmed that private contractors continue to be used, not council. Waste Contractor Statement, and a peer review on the DPIE Major project website sighted.		Compliant
B28	Mechanical Ventilation	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</i> . Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.	Grindley	Certificate of Design - JHA Consulting Engineers dated 31 May 2019. References AS/NZS 1668.1 2015 and 1668.2-2012 and other standards. AS 3666.1 not referenced (no cooling towers)		Compliant
B29	Rainwater Harvesting	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	Grindley	Previous audit noted that Rainwater re-use plan was certified by qualified hydraulic engineer 10/5/19 Drawing HYD-01-403- Hydraulic Details Sheet-3- Rev 3 shows Rainwater Harvesting System tank schematic. Floor plans showing rainwater reticulation were also sighted.		Compliant
B30	Car Parking and Service Vehicle Layout	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works: (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 AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.		Site plans show 20 car parking spaces  Swept Path Analysis 8/10/2018 - shows 20 parking spaces		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B31	Bicycle Parking and End-of-Trip Facilities	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: 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		Crown Certificate Design Statement dated 3 June 2019 Perumal Pedavoli - showing 32 secure bicycle parking and end of trip facilities (32 spaces)		Compliant
B32	Public Domain Works	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	Grindley	Email dated 4/06/2019 - from Design Manager (Michael Francis) to the certifying authority noting that there are no current plans for streetscape works. Noted also that any work fitting that description would commence until end of construction. Requested condition be removed from CC2 to allow time to clarify scope of work (if any) Discussions suggested still not in scope of works.		Compliant
B33	Cultural Heritage	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 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; and the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A hardcopy and digital copy must be submitted to Council, the Heritage Division and the Planning Secretary prior to demolition works commencing.	Grindley	Assessed as compliant at Audit #1. Letter from SINSW to DPE 15/03/19 sighted - submission of Archival Recording Letter to Heritage Division (within the letter to DPE, noted that was also submitted to Heritage Division and Georges River Council Letter to Georges River Council 13 Mar 2019 - provision of printed proof sheets, one hard copy and DVD copy of report and all photos.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B34	Compliance Reporting	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.	Principal	Letter dated 20 Mar 2019 from SINSW to DPE - Compliance Monitoring Reporting Program, construction commenced 2 April. (11 days)	The Compliance Monitoring Program was submitted to the Department and Certifying Authority less than 2 weeks prior to commencement of construction as required by Condition B34. (letter sent 20 March 2019, construction commenced 2 April 2019 – 10 days). Timing of submission not compliant. No specific action required.	Non-compliant Closed

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B34	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).		<p>Compliance Monitoring and Reporting Program dated 14/03/2019 by Grindley was sighted. It includes an introduction and details about the Project, a Compliance and Monitoring Schedule and Compliance Table. Date due for Pre-construction Compliance Report (construction / demolition) 22/03/2019</p> <p>*Pre-Construction Compliance (prior to construction phase) report prepared by Grindley - 1/4/2019 sighted and is on the SINSW Website. It identified pre-construction (demolition) and pre-building works, construction, pre-occupation etc as phases. Compliance reporting periods defined as Pre-construction, Construction, pre-operational and operational compliance.</p>	<p>The Construction Compliance Report is overdue. According to the Compliance Monitoring and Reporting Program prepared for the project (and the Compliance Reporting Post Approval Requirements (Department 2018)), the Construction Compliance Report is due 6 months after commencement of construction. Construction formally commenced on 2 April 2019 (confirm date) and therefore, the Report was due on 1 October 2019.</p> <p>The Compliance Reports in future should be prepared by the Principal / Proponent (SINSW or their delegate), not the Contractors (Grindley)</p> <p>Recommendations: 1. Prepare overdue Construction Compliance Report for building works phase and submit to DPIE</p> <p>Action Taken: Construction Compliance Report submitted to DPIE on 17 February 2020.</p>	



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B34	Compliance Reporting			Compliance Monitoring and Reporting Program dated 14/03/2019 Pre-construction Compliance Report (Grindley) dated 01/04/2019	<p>The Compliance Monitoring and Reporting Program dated 14/03/2019 prepared and submitted by Grindley in accordance with Condition B34 requires update to include the due dates for the Pre-construction Compliance Report (prior to commencement of building works) and Construction Compliance Report. Section 1 of the Program included TBA dates with a commitment that timing details will be updated when the date is known.</p> <p>The responsibility for managing the Compliance Monitoring program and reporting was originally taken on by Grindley, however it is more appropriate that this is managed by the Proponent / Principal - SINSW</p> <ol style="list-style-type: none"> <li>1. Transfer responsibility for undertaking compliance reporting functions to the Proponent / Principal - SINSW</li> <li>2. Update Compliance Monitoring and Reporting Program with known due dates.</li> </ol>	Compliant Observation Open
B34	Compliance Reporting	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		Website - Compliance report not prepared or on website	The Construction Compliance Report is overdue. According to the Compliance Monitoring and Reporting Program prepared for the project (and the Compliance Reporting Post Approval Requirements (Department 2018)), the construction Compliance Report is due 6 months after commencement of construction. Construction formally commenced on 2 April 2019 (confirm date) and therefore, the Report was due on 1 October 2019.	Non-compliant Closed
B35		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	Principal	Noted		Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
B36		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	Grindley	Statement of Heritage Impact (SOHI) - Perumal Murphy Alessi - Jan 2018 Architectural drawings showing incorporation of bricks into a wall Site inspection - two (2) pallets of bricks retained sighted. Bricks were the only materials salvaged from the original buildings - these are stored on site and will be used in a feature water (4m2) at the bicycle parking area. Email from Heritage consultant Luisa Alessi - Perumal, Murphy Alessi stating that:the bricks are the only thing that is salvageable and in accordance with the DA and later documentation, some should be incorporated into interpretive elements on the site, possibly a wall or paving"		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
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> <p>(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 AS;</p> <p>(b) ensure that no more than 30 trees are removed from the site and identifies all other existing trees to be retained;</p> <p>(c) detail the species to be planted on-site, including the seven advanced Lophostemon conferlus screen tree plantings, a minimum 400L in pot size along the northern boundary;</p> <p>(d) describe the monitoring and maintenance measures to manage revegetation and landscaping works;</p> <p>(e) be consistent with the Applicant's Management and Mitigation Measures in the EIS;</p> <p>(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;</p> <p>(g) include details to ensure native trees removed from the site are salvaged (e.g. tree trunks greater than 25-30cm in diameter and 3m in length) and used to enhance habitat on site; and</p> <p>(h) include details of nest boxes suitable for native fauna likely to utilise the site such as birds, bats and arboreal fauna</p> <p>(i) detail where on the site, salvaged and reused heritage fabric has been used</p>	Grindley	<p>Assessed as compliant at Audit #1. Landscape Management Plan prepared by Lorna Harrison Landscape Architects SSDA8365 (23/2/19) submitted as part of CC2. In the Response to Draft Independent Audit Report Root Partnerships advised that this was deemed approved by way of issuing CC2.</p> <p>Architectural drawings showing incorporation of bricks into a wall</p>		Compliant

Table C – Part C – During Construction Conditions

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C1	Management Plan Accessibility	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.	Grindley	Hard copy drawings observed onsite. Certified plans, specifications, documents incorporating conditions of approval and certification were readily available in Procore in Dropboxes and on the server.		Compliant
C2	Site Sign	<p>A site notice(s):</p> <p>(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.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) 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;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(iii) the approved hours of work, the name of the site. project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction. noise complaint must be displayed on the site notice; and</p> <p>(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/ Fencing and is to state that unauthorised entry to the site is not permitted.</p>	Grindley	<p>A site inspection was undertaken to verify appropriate signage was in place.</p> <p>Photos provided in the Audit Report</p>		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C3		All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	<i>Grindley</i>	Sighted plant inspection records. Maintenance records managed through Procore. Records for specific plant items on site at time of audit were checked and found to be appropriately serviced with stickers on the machines (see photos)  Compactor (smooth drum) Plant item #70 serviced 27 Oct 2019 - engine hours? (engine hours were checked on site and found to be within service) Concrete pump - Item no 72 (no longer on-site) - Transcrete line pump - last service Jan 2020  Mini Excavator - check number on site (No 67) Last serviced 17 Nov (reminder for checking next service date 17 Feb) - Doolan plumbing.		Compliant
C4	Demolition Works	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.	<i>Grindley</i>	Demolition work was assessed as compliant at Audit #1 - Work plans were Submitted as part of CC. Demolition was complete and construction in progress at the time of this Audit		Compliant
C5	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	<i>Grindley</i>	Site is secured and locked outside hours (see photo). Delivery hours are included in site induction. Project Manager WHSEQ Project Inspections (3 monthly - sighted 3/5/19) Monthly WHSEQ Project Inspections 28 Nov 19 - Environmental Checklist noted as completed on Monthly WHSEQ inspection 28/11/19 No record of complaints of out of hours works		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C6	Construction Hours	Activities may be undertaken outside of the hours in condition C6 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) 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.	Grindley	Site Manager stated no works have been required to be undertaken outside hours.		Compliant
C7	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Grindley	Rock breaking hours are included in Site Induction. Earthworks were complete at the time of this audit. Assessed as compliant at Audit # during earthworks	See Condition 16	Compliant
C8	Management Plans, Environmental Inspections	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Grindley	Site inspection did not identify any areas of non-compliance against the CEMP. Observations raised under specific sections of this audit table- see findings table in main report  Note Observations raised regarding use of beepers (Condition 16) not fully in compliance with the Acoustic report (sub-plan)		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C9	Construction Traffic	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.	<i>Grindley</i>	Only car-parking space is available on site due to space constraints, and this is used by the site manager. Site inspection confirmed that no heavy vehicles were parked on the street. Arrangements were made for delivery vehicles to reverse onto site to unload concrete pre-cast panels during the audit and traffic control were on site to facilitate traffic movement during deliveries. Project induction encourages use of public transport Given the constraints of the site for parking, it appears that the Contractor is making all practical efforts to comply with this condition.		Compliant
C10	Road Occupancy Licence	If required Road Occupancy Licence (ROL) to be obtained from Transport Management Centre	<i>Grindley</i>	ROL not required to date (will be later in the year - for stormwater connections and High Voltage installation)		Not triggered
C11	Site Security	Site to be adequately secured to prevent access by unauthorised personnel and work must be conducted in accordance with relevant SafeWork requirements	<i>Grindley</i>	Site adequately secured to prevent access - fenced with lockable gate and alarmed (see photos).		Compliant
C12	Hoarding	Third party advertising on hoarding/fencing not Permitted. Graffiti to be removed from construction hoardings or the like within 48 hours if required submission of hoarding application to Council	<i>Grindley</i>	No graffiti or advertising on hoarding currently. Section of mesh was replaced (had some tagging) in mid December 2019. Replaced next day.		Compliant
C13	Public Way	Public way not to be obstructed by any materials, vehicles, refuse, skips of the like	<i>Grindley</i>	Public way not obstructed by any materials, vehicles, refuse, skips at the time of the audit etc (see photos). This is checked through site inspections and daily walk-arounds		Compliant



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C14	Noise	Execution of construction to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (DECC 2009)  Activities that could exceed levels to be identified and managed in accordance with approved Construction Noise and Vibration Management Plan	Grindley	Day Design Acoustic Assessment Report Rev C (3/4/2018) identifies that reversing alarms to be of "quacker" broadband alarm style During the site inspection it was identified that a small excavator utilised a reversing "beeper" In the opinion of the auditor it is not considered that this would exceed noise levels, however an observation is raised and recommendations made.	See Condition 16	Compliant
C15	Noise	Construction vehicles not to arrive at site or surrounding residential precincts outside of construction hours documented in condition C5.	Grindley	Site Induction includes working hours  Deliveries are coordinated with site management to only occur during business hours and to avoid congestion. Deliveries (by truck) are entered onto the Delivery Board and would be turned away if arriving at incorrect time and scheduled. (see photo)		Compliant
C16	Noise	Audible movement alarms to be of a type that minimise noise impacts on surrounding noise sensitive receivers	Grindley	The communication of the requirement to use Squarkers rather than beepers was raised at Audit #1 as an opportunity for improvement. This has not been adequately actioned as a small excavator (one of only 3 machines on site) was heard to be using beepers. This has been re-raised as an observation.  The Plant and Equipment checklist does not include a check of the reversing / movement alarm.  Section 11.0 of the project Acoustic Assessment Report - Construction Noise and Vibration Mitigation Measure Recommendations included: "reversing alarms to be of "quacker" broadband alarm style"  The SOI - for Doolan includes statement - provide all precautions to prevent noise and vibration during trade works.	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.	Compliant Observation Closed
C17	Noise	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Grindley	No evidence of complaints received and site inspection did not identify any offensive noise.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C18	Noise	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	<i>Grindley</i>	No evidence to suggest that vibration levels were exceeded. One complaint recorded regarding potential vibration damage however dilapidation survey inconclusive but said to be unlikely to be caused by construction activity (see C19 below). No vibration monitoring conducted and not required as not anticipated will be working within 30m of residential buildings as per Condition C19.		Compliant
C19	Vibration	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.	<i>Grindley</i>	At Audit #1, it was noted that Its not anticipated that will need to work within 30 metres of residential buildings. Adjoining areas are mainly cut material, with fill on other side of block.  The Site manager reiterated that no vibratory rolling has been done within 30m of residential buildings. Evidence of communication in in the email correspondence from Mitch to Chaloui (dated 4 March 2019) was sighted There has been one complaint relating to cracking / settlement (same person requiring the privacy fence height increase), however an inspection by the person undertaking the dilapidation survey found not likely to be related to construction activity. -		Compliant
C20	Vibration	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.	<i>Grindley</i>	Noted. Did not need to apply other limits documented in CNVMP		Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C21	Tree Protection	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 Arboricultural Impact Assessment Report, 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.	<i>Grindley</i>	<p>A Queensland Brushbox tree was removed in October 2019 due to access issues. Arborist report from Redgum Horticultural undertaken - dated August 2019. Project Arborist was unavailable to undertake the assessment and Redgum was engaged instead.</p> <p>The Arborist's report stated that this tree was removed and will be replaced with a 200 litre bags sized specimen of the same species once works have been completed as part of the overall landscaping plan for the development.</p> <p>Written approval by Council for removal of the tree appears to be not required as section 2.4 of Georges River Council Tree Management Policy "Removal of trees to allow room for Public Infrastructure Projects" are exempt from approval.</p> <p>Reviewed Landscape Site Plan - Trees to be Retained / Removed. Drawing 555-LAN-CD-01. TPZ on southern side of block fenced and signage installed (see photo).</p> <p>One tree removed, none trimmed since last audit</p>		Compliant
C22	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<i>Grindley</i>	The site inspection found that dust was well managed on the site All earthworks had ceased, and active areas of the site were stabilised with road base. Small stockpiles on site were covered with geofabric. No visible dust was observed during the site inspection.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C23	Air Quality	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.	<i>Grindley</i>	As noted above in Condition C22, exposed surfaces were stabilised and would be watered as required. As earthworks had been completed, no trucks were sighted leaving site that would need to be covered. There was minimal tracking of dirt onto the public road (see photos)		Compliant
C24	Air Quality	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.	<i>Grindley</i>	No EPL triggered on project. This was assessed as compliant at Audit #1 during earthworks. At that time, a scaffold screen was installed for neighbouring residence to mitigate dust. Since then, a new fence has been built by the contractor.  Continuous dust monitoring by Airsafe using a portable aerosol photometer was conducted during construction - 15 reports were sighted between June 2019 to 27 Dec 2019. Reports generally showed satisfactory dust levels for construction site, however high levels of bushfire smoke influenced results.  At Audit #2, minimal activities were being undertaken that would generate significant dust.  Chaloui SWMS for removal of contaminated soil includes "Waste Removal" was sighted - required that asbestos waste loads covered with suitable tarpaulin prior to leaving site".		Compliant
C25	ESC	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.	<i>Grindley</i>	Erosion and sediment controls were installed as per ESC Plan (see photos) and inspection records demonstrate ongoing maintenance.  Site inspection confirmed appropriate installation and maintenance of sediment and erosion control. All active areas of site were stabilised.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C26	Site Contamination	The Applicant must: (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 [Department, Certifying Authority] upon request.	Grindley	<p>The Remedial Action Plan (RAP) requires that all imported material must be tested prior to use/delivery on site (every 200 m3). All material imported to date has passed (extensive analytes).</p> <p>Imported Material Registers are maintained (various for each material type and supplier). Register included date received, truck rego, material type, supplier, docket number and tonnage - sent via email - should be everything that has been imported to date. Sighted sample delivery dockets for 40.70 agg including 4/12/19 (Chalouhi) - with note it complies with Recovered Aggregate Exemption and Order 2018.</p> <p>Email from JK environmental as an example of DGB20 testing results and deemed suitable for use. Only 2 sub-contractors have imported material - Doolans Plumbing and Chalouhi.</p>		Compliant
C27	Site Contamination	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 Protection of the Environment Operations Act 1997.	Grindley	<p>EPA advised in an email dated 13 Aug 2019 that it does not provide dewatering licences or comment on proposed discharges to water, and it does not trigger Schedule 1 of the POEO Act. No dewatering has occurred to stormwater to date on the project.</p> <p>A "Permit to Pump" is held on site, however it is not referenced in the project / system documentation and does not provide water quality discharge criteria. At the time of the audit, no water quality testing equipment was held on site, and no specific internal competency requirements for testing of water or authorising discharges are defined.</p> <p>Notwithstanding the above, Condition C27 clearly prohibits pumping of water directly to the street stormwater system, and this must be taken into consideration when developing processes and procedures for dewatering.</p>	<p>Whilst no water has been pumped to stormwater to date (due to prevailing dry conditions), the audit found there are insufficient procedures, guidelines or established processes in place to demonstrate appropriate dewatering can occur during large rain events.</p> <p><b>Recommendation:</b> 1. Develop processes / procedures / forms for dewatering that do not include pumping seepage or rainwater collected on site directly to street stormwater (include in CEMP).</p>	Compliant Observation Closed

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C28	Cultural Heritage	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.	<i>Grindley</i>	Requirements are included in CEMP and Site Induction. No unexpected finds to date.  No unexpected finds to date (15 Jan 2020)		Compliant
C29	Cultural Heritage	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.	<i>Grindley</i>	Requirements included in CEMP and Site Induction. No unexpected finds to date (15 Jan 2020).		Compliant
C30	Waste	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.	<i>Grindley</i>	Waste collections are scheduled on an as required basis. The site inspection found that waste was appropriately stored (see photos)		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C31	Waste	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Grindley	<p>At the time of the audit, waste reports (and dockets for verification) for waste generated and transported since the last audit were not available for review to verify compliance to Condition C31.</p> <p>The waste contractor, Buildgroup Aus (they contract bin hire from Aussie Skips) have collected waste from site, however had not yet provided any Waste Reports or waste dockets to Grindley (requested during audit) to date.</p>	<p>The waste contractor, Aussie Skips have collected waste from site, however had not yet provided any Waste Reports to Grindley (requested during audit) to date.</p> <p>Recommendations:</p> <ol style="list-style-type: none"> <li>1. Obtain waste reports (showing classification and separation) from Aussie Skips</li> <li>2. Provide sample waste dockets to the auditor for review</li> </ol>	Non-Compliant Open
C32	Waste	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.	Grindley	<p>Assessed as compliant at Audit #1 when excavation spoil was being transported.</p> <p>Further evidence sighted during Audit #2: SWMS included requirement to cover load</p> <p>No loads of spoil or other waste were observed leaving site. Site stabilised to minimise off site tracking. Site manager and personnel were aware of the requirement.</p>		Compliant
C33	Waste	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.	Grindley	Using metal washout bins, allow to dry and disposing / recycling as solid waste. Aussie Waste removes from site.		Compliant
C34	Asbestos	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.	Grindley	Chalouhi were responsible for managing asbestos waste. Sighted email from Rodney Curry (Chalouhi) regarding discussions with SafeWork NSW dated 5 July 2019		Compliant



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C35	Community Consultation	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.	<i>SINSW Grindley</i>	<p>The Penshurst Public School Community Consultation Strategy (14/3/2019) outlines the proposed communication and engagement tools to be used throughout each phase of the project.</p> <p>No RAPs were listed as groups that need to be consulted in the EIS – Section 5.1 (noted that not identified by the SEARs). Therefore, it appears likely that consultation with RAPS are not required on this project</p> <p>Discussion were held on-site with SINSW, Root Partnerships, and Grindley. The following evidence of consultation was sighted:</p> <ul style="list-style-type: none"> <li>* Verbally advised that Grindley site management are provided contact cards with SINSW details should any enquiries be made (card sighted)</li> <li>* SINSW Website - Project Update Dec 2019</li> <li>* Communications Register (this was developed as part of action to address finding in Audit #1)</li> <li>* Complaints Register</li> <li>* Responses and resolution of complaints regarding privacy screening (initiated prior to Audit #1)</li> <li>* Project Notifications Distribution area map</li> <li>* Representatives of SINSW and DPIE Assessment and Compliance units meet every 6 weeks to discuss all SINSW projects including Penshurst PS.</li> </ul>		Compliant
				<p>Correspondence with Archdiocese / legal team / area facilities manager was sighted in regard to tower crane, sighted tree trimming June / July Aug 2019.</p> <p>Meeting minutes # 8 dated 9/8/2019 by Root Partnerships provided evidence of consultation with the Catholic School St Declans (9/8/19). Email correspondence was also sighted responding to a request to minimise activities during exam periods (2/4/19).</p> <p>Informal discussions regarding car parking have been undertaken with mechanics (brake business).</p>		

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C36	Independent Audits	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.	Grindley	Included in Appendix of the Audit Report		Compliant
C37	Independent Audits	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.	Grindley	This condition was assessed as non-compliant at Audit #1. It is noted here as non-compliant however is not raised as a new non-compliance for this audit.	The Audit Program was submitted later than 4 weeks after the date notified for the commencement of construction.	Non-compliant Addressed at Audit #1
C38	Independent Audits	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.	Grindley	The initial Construction Independent Audit was conducted on 30 July to 1 August 2019. This Audit was conducted on 14, 15 and 16 January 2020, which is less than six months since the initial audit.		Compliant
C39	Independent Audits	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 C35 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).	Grindley	This was assessed as non-compliant for Audit #1 in relation to consultation with key stakeholders prior to the audit. Unless otherwise advised by DPIE, it is the opinion of the Auditor that this audit was conducted in accordance with the Independent Audit Program and the Independent Audit Post Approval Requirements.		Compliant
C40	Independent Audits	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 C38 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	Grindley	(a) SINSW reviewed and responded to the Independent Audit Report #1 prepared under Condition C38.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
		Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.		(b) SINSW submitted the response to DPIE in a letter dated 10/10/2019 (c) Independent Environmental Audit Report #1 and the response were not included on the website (also non-compliant with Condition A21)	Independent Environmental Audit Report #1 and the response to be uploaded to the website ASAP.  Actions taken: Previous Independent Environmental Audit Report and response uploaded to the website on 5/02/2020	Compliant
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		Not triggered
C42	Incident Management	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.	SINSW	Project Manager advised no environmental incidents to date.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C43	Non-compliance notification	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.	<i>Principal</i>	This was assessed as non-compliant at Audit #1, however no new non-compliances have been raised since then. The non-compliances were subsequently reported and addressed.  SINSW are reminded that the non-compliances raised in this audit will need to be notified within 7 days of this report.		Compliant
C44	Management Plans	Within three months of: (a) the submission of a compliance report under condition B35; (b) the submission of an incident report under condition C42; (c) the submission of an Independent Audit under condition C39; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,  the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	SINSW	The Project Specific Environmental Management Plan was revised on 2/10/2019 to update the Sediment Control Plan as an outcome of the Independent Environmental Audit in July/August 2019. However, evidence was not provided of a notification to the Department or the Certifying authority that a review has been carried out.	Submit latest CEMP to DPIE and the Certifying Authority Action Taken: "Notification of Revision of CEMP in accordance with Condition C44" letter dated 12 February 2020 sighted.	Non-compliant Closed

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
C45	Management Plans	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.	Grindley SINSW	<p>The Project Specific Environmental Management Plan was revised on 01/08/2019 and 2/10/2019 to consolidate the CEMP and PSEMP and update the Sediment Control Plan respectively. These changes were not part of any requirement to improve the performance, cater for a modification on comply with a direction.</p> <p>There was a design modification in Nov 2019 - fire engineered solution was submitted as a modification - status was pending with DPIE at time of audit. Revision not yet required.</p>		Compliant

Table D - CEMP and Sub-Plans implementation

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
EMP-10A	Management Plans	The Project Manager and his nominees shall review weekly the effectiveness of the system and will consider project safety and environmental issues	Grindley	Inspections are undertaken weekly to review the effectiveness of on-site controls as well as informal walk arounds		Compliant
EMP-10B	Management Plans	Preparation and updating of project environmental programs /procedures, and monitoring of progress will be undertaken as required, e.g. by client, latent environmental conditions or considerations.	Grindley	Project Specific EMP last updated Oct 2019 - Project Specific Plan		Compliant
EMP-10C	Incidents and Non-conformances	Non-conformance and incidents (including corrective and preventative actions) to be managed in accordance with the Grindley Construction Environmental Management Manual	Grindley	The Grindley EMS Manual is outdated (last updated 2013) and does not reflect some of the key processes including use of Procore for corrective actions. This was also raised as an opportunity for improvement at the previous independent audit	As part of EMS maintenance, review and update the EMS Manual to reflect current practices or revise CEMP	Compliant Observation
EMP-13A	Incidents and Non-conformances	The Project Manager will review all incident/non-conformance records, accident & incident reports and audit reports	Grindley	No new non-compliances have been raised since the previous audit. No environmental incidents recorded.		Compliant
EMP-10D /ERP	Environmental Protection Measures	<p>Environmental protection apparatus will be installed ready for use in case of emergency.</p> <p>For environmental spill to:</p> <ul style="list-style-type: none"> <li>• Contain the spill and control its flow</li> <li>• Block storm water drains downstream of the spill</li> <li>• Clean up the spill</li> </ul> <p>To manage failure of ESC Controls to:</p> <ul style="list-style-type: none"> <li>• Contain/minimise the flow.</li> </ul> <p>For discovery of items of conservation value or contaminated value to:</p> <ul style="list-style-type: none"> <li>• Fence off the area as “no go” zone</li> </ul> <p>For rupture of pipelines to:</p> <ul style="list-style-type: none"> <li>• Block storm water drains downstream of the spill</li> </ul>	Grindley	<p>Site inspection verified that adequate environmental protection measures were in place - refer to photos.</p> <p>Spill kits, coir logs, gravel bags and other materials were on site. Plant and equipment on site that could be used to shift materials to block drains.</p> <p>No go zones were in place for tree protection - refer to photos.</p> <p>Unexpected finds protocols in place</p>		Compliant

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
EMP-10E	Training and awareness	The project management team are responsible for Environmental Inductions	Grindley	Site specific inductions are completed online and includes 3 questions random competency questions. Reviewed the induction register and individual induction records, stickers on helmets		Compliant
EMP-10F	Leadership	The project management team are responsible for HSE Meetings	Grindley	Toolbox talks, subcontractor meetings No #8 -13/12/19 - included reference to pits and grates to be covered by geofabric and solid covering - attended by Doolan, Interspan and AGI, chaired by Grindley 14/11/19 - toolbox talk - discussed air monitoring and exclusion zones for asbestos affected areas.		Compliant
EMP-10H	Waste	Monitoring adherence to Waste Management Plans (Operational as per Head Contract)	Grindley	Waste management was generally adequate, however waste reports had not been obtained from the waste contractors to date  At the time of the audit, waste reports (and dockets for verification) for waste generated and transported since the last audit were not available for review to verify compliance to Condition C31. The waste contractor, Aussie Skips have collected waste from site, however had not yet provided any Waste Reports to Grindley (requested during audit) to date.		Non-compliant
EMP-10I	Monthly Report	Monthly Reporting	Grindley	Monthly reports to the client (SINSW) - sighted Dec 2019		Compliant



ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
EMP-11A	Environmental Inspections	Environmental Inspections: <ul style="list-style-type: none"> <li>Weekly Environmental Inspections and Inclement Weather Inspections conducted by Environmental Officer (p14)</li> <li>Monthly Inspection to be undertaken by WHSEQ Manager</li> </ul>	Grindley	Quarterly inspections undertaken by Senior Project Manager 3/05/19, and Dec 19. (stated break between remediation work and construction) Monthly inspection by Craig Young or Geoff Lees (WHSEQ Managers) #6 - 27/11/19, 18/12/19  Reviewed Chalouhi inspection reports 16/11/19, 26/11/19, 4/12/19  Site Shutdown Mitigation Inspection checklist developed since last audit as a result of an opportunity for improvement. Sighted shutdown inspection report dated 20/12/2019 covering key environmental mitigation measures for shutdown.		Compliant
EMP-11B	Internal Audits	Internal Audits to be conducted 6 monthly and distributed to Management Team and Project Management Review Meeting	Grindley	No internal audits have been conducted since the commencement of the project.  Non-conformance with internal requirements. Raised as Observation	Undertake internal audit of the Project Specific EMP.	Compliant Observation
EMP-2	Management Plans	The EMP will be reviewed and updated as required and as a minimum at significant stages of the project where applicable such as commencement on site, completion of earthworks, completion of structure, completion of fit out and or at least 6 monthly to reflect changes occurring to the project.	Grindley	Project Specific EMP Updated October 2019 Rev 4 - updated Sediment control plan		Compliant
EMP-12A	Site Sign	Site Sign will be erected giving contact details of the site manager to be contacted for any concerns/queries regarding the construction works.	Grindley	Site sign erected. See photos		Compliant
EMP-13C	Waste	The Contracts Administrator will ensure that dockets required by EPA guidelines for waste and spoil removal are present before invoices are processed	Grindley	Dockets sighted for waste and spoil during earthworks. Also determined as compliant at Audit #1 when waste and spoil were being removed.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
EMP-13D	Waste	The Contracts Administrator will ensure that waste removal contractors provide monthly reports of waste removed from sites	Grindley	At the time of the audit, waste reports (and dockets for verification) for waste generated and transported since the last audit were not available for review to verify compliance to Condition C31. See C 31 and findings		Non-compliant Open
EMP-18A	Air Quality	Air Quality and Dust Management to be managed by Site Manager as per Impact Mitigation Plan 006 (IMP006)	Grindley	Site inspection found that adequate air quality and dust management was in place.		Compliant
EMP-18B	Air Quality	Dust minimisation techniques to be employed as needed during construction, including the use of water carts as necessary	Grindley	Site was stabilised with engineering material. No specific dust minimisation techniques required at this stage of the project / during audit(building)		Compliant
EMP-18C	Air Quality, Plant and equipment	Proper maintenance of all machinery on site as per plant maintenance declaration form (form 129)	Grindley	Machinery on site were checked during site inspection - stickers on machines (see photos), no visible air emissions		Compliant
EMP-19A	Incident Management	Any project spills, discovery of contaminated material and cultural heritage finds to be managed in accordance with the Emergency Response Plan Section 4.1 of Project EMP	Grindley	No spills, or contamination finds since last audit, Emergency response plan has not required activation		Compliant
EMP-19B	Flora and Fauna	Flora and Fauna on the site will be managed through the recommendations of the Flora and Fauna conditions detailed in the DA approval  In the case of discovery of flora / fauna fence off the area as "no go" zone and contact the Site Manager or Project manager immediately for further action.	Grindley	Tree protection zone fenced off and has signage (see photo). No discoveries of flora and fauna recorded		Compliant
EMP-19C	Noise	Construction noise management will be in accordance with the Development Application	Grindley	During the site inspection it was identified that a small excavator utilised a reversing "beeper" In the opinion of the auditor it is not considered that this would exceed noise levels, however an observation is raised and recommendations made. Refer to C16.	1.Include check for "non-tonal / quacker" type reversion alarms on plant induction / inspection process. 2.Require subcontractors to supply plant that comply with the above requirement.	Compliant Observation

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
EMP-20A	ESC	Sediment and erosion control will be as per the sediment and erosion control plan prepared in accordance with the 'Blue Book'.	Grindley	Site inspection found that adequate and appropriate sediment and erosion controls in place (see photos)		Compliant
EMP-20B	ESC	Unnecessary disturbance of the site shall not occur	Grindley	No disturbance outside site boundary or in protected areas (see photos).		Compliant
EMP-ESC-P20C	ESC	All cuts are to be stabilised as soon as possible after the completion of site earthworks	Grindley			Not triggered
EMP-ESC-P20D	ESC	Extra care will be taken to prevent sediment run off into all neighbouring lots and stormwater	Grindley	Site inspection found that adequate and appropriate sediment and erosion controls in place		Compliant
EMP-20F	ESC	Silt fences are to be installed to all site boundaries as follows: <ul style="list-style-type: none"> <li>• Geotextile fabric will be fixed to the temporary construction fencing to the 'downhill' boundaries of the site.</li> <li>• The fabric will be turned down under the existing ground line and secured at regular intervals not exceeding 3m in accordance with the diagram on page 20 of the EMP</li> </ul>	Grindley	Sediment fence trenched in and secured at regular intervals (see photos).		Compliant
EMP-21A	ESC	Vehicular access will be controlled to prevent sediment being tracked. This will be done by maintaining an all weather access/driveway composed of an approved course aggregate surface. Also, if the need arises a shaker grid will be installed to the main access by Grindley Construction during the construction works.	Grindley	Stabilised vehicle access in place - see photos		Compliant
EMP-21B	ESC	Any sediment that is tracked onto the surrounding roads will be cleaned off in a timely manner	Grindley	Minimal sediment tracked onto road at time of audit, Site Manager advised Subcontractor street sweeper cleans the street as required.		Compliant

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
EMP-21C	ESC	All stormwater inlets are to be covered with geotextile fabric in a roll or other format to ensure that no sediment enters into the stormwater system. This will be the responsibility of the Site Manager to enforce. The rolls will not only be placed directly at the inlets as shown below, they will also be placed at regular intervals in the gutters 'upstream' from the inlets creating multiple barriers.	Grindley	Stormwater inlets inspected onsite (see photos).		Compliant
EMP-21D	ESC Stockpile Management	If appropriate topsoil is to be stockpiled on site then the following measures will be put in place. If stockpiling is required, stockpiles shall be stored at least 2 meters clear of drainage lines, natural watercourse and established trees.	Grindley	Minimal stockpiling. Small covered stockpiles located away from drains and trees (see photos)		Compliant
EMP-22E	ESC Stockpile Management	Stockpiles will have temporary silt fences in place around the stockpiles to create an enclosure and if necessary, they will be covered with shade cloth or tarpaulin to retain the materials on the stock pile. The location of stock piles will be determined on site.	Grindley	Minimal stockpiling. Small covered stockpiles located away from drains and trees (see photos)		Compliant
EMP-P21D	Waste	Dedicated building waste enclosures will be set up around the site to enclose building waste where required. No waste enclosures will be set up outside of the site boundary.	Grindley	All waste bins contained within site (see site photos).		Compliant
EMP-P22A	Air Quality	Shade cloth to the boundary fences will be maintained throughout all stage of construction to assist in dust control	Grindley	Shade cloth installed around boundary.		Compliant
EMP-22B	Air Quality	If excessive dust being created, the site will be watered down by a water truck where possible, and/or sprinklers and hose.	Grindley	No excessive dust on site during audit. No earthworks and work are stabilised		Compliant
EMP-22C	ESC Site Inspections	In order to maintain the various erosion and sediment control devices, regular inspections, repairs and cleaning will be carried out on the silt fences to the boundaries, stockpiles, waste enclosures, and to the stockpile covers, in accordance with Section 2.4 of Project EMP	Grindley	Regular inspections carried out and controls were robust and appropriate at the time of the audit		Compliant

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
DC-C1	Management Plan Accessibility	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.	Grindley	Hard copy drawings observed onsite. Electronic versions of certified plans, specifications, documents incorporating conditions of approval and certification readily available in Procore and in project files.		Compliant
DC-C2	Site Sign	A site notice(s): (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: (i) 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; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site. project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction. noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Grindley	Site sign at front gate (see photo). Dimensions and location / positioning confirmed as compliant (larger than required). Several signs around site detailing no unauthorised entry		Compliant
DC-C4	Demolition Works	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.	Grindley	Demolition work competed prior to audit and covered at Audit #1. Submitted as part of CC1		Compliant

ID	Aspect	Requirement	Responsibility	Evidence collected	Findings and recommendations	Compliance Status
DC-C5	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Grindley	Site is secured and locked outside hours (see photo). Delivery hours are included in site induction. Monitoring of working hours included in Contractor Weekly Inspection Form. Delivery board utilised to ensure no vehicles arrive prior to 7.00am		Compliant
DC-C6	Construction Hours	Activities may be undertaken outside of the hours in condition C6 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) 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.	Grindley	Site Manager stated that no works have been required to be undertaken outside hours.		Compliant
DC-C7	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Grindley	Rock breaking has not occurred since last audit (previously deemed compliant)		Compliant
DC-C8	Management Plans, Environmental Inspections	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Grindley	Updated CEMP - no significant changes except new sediment and erosion plan. No areas of non-compliance noted		Compliant

Table E – Part D – Prior to Occupation of Commencement of Use (not triggered)

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D1	Notification of Occupation	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				Not triggered
D2	External Walls and Cladding	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				Not triggered
D3	External Walls and Cladding	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.				Not triggered
DD4	Post-construction Dilapidation Report	<p>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:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</li> <li>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: <ul style="list-style-type: none"> <li>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>c) to be forwarded to Council.</li> </ul>				Not triggered



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D5	Protection of Public Infrastructure	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</p>	It was reported by Grindley that no damage to public infrastructure had occurred up to the time of the audit			Compliant
D6	Utilities and Services	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.				Not triggered
D7	Works as Executed Plans	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.				Not triggered
D8	Operational Transport and Access Management Plan	<p>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:</p> <p>(a) Detailed pedestrian analysis including the identification of safe route options - to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</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>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
		<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>				
D9	Green Travel Plan	<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>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D10	Parking Restrictions	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 'SP 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 Traffic Impact Assessment; Penshurst Public School, 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.				Not triggered
D11	Parking Restrictions	<p>The 13 SP 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 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:</p> <p>(a) time period monitored (date, time);</p> <p>(b) number of vehicles using the drop-off/pick-up;</p> <p>(c) length of time each vehicle loads/unloads students;</p> <p>(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</p> <p>(e) any other relevant information as required.</p>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D12	Parking Restrictions	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.				Not triggered
D13	Heritage Interpretation Plan	<p>The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:</p> <p>(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;</p> <p>(b) be submitted to by the Certifying Authority prior to the commencement of operation;</p> <p>(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</p> <p>(d) incorporates interpretive information in to the landscape design for the site, such as signs and plaques.</p>				Not triggered
D14	Heritage Interpretation Plan	<p>The Applicant must:</p> <p>(a) not commence operation until the Heritage Interpretation Plan is submitted to the Certifying Authority; and</p> <p>(b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority</p>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D15	Mechanical Ventilation	<p>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:</p> <p>(a) the SCA;</p> <p>(b) AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and other relevant codes;</p> <p>(c) the development consent and any relevant modifications; and</p> <p>(d) any dispensation granted by the NSW Fire Brigade</p>				Not triggered
D16	Road Damage	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.				Not triggered
D17	Fire Safety Certification	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.				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D18	Structural Inspection Certificate	<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> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p> <p>(c) person/s authorised to, for the life of the development.</p>				Not triggered
D19	Compliance with Food Code	<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 AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.</p>				Not triggered
D20	Stormwater Quality Management Plan	<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> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>				Not triggered
D21	Stormwater Quality Management Plan	<p>Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.</p>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D22	Rainwater Harvesting	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building				Not triggered
D23	Outdoor Lighting	<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> <p>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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> <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>				Not triggered
D24	Warm Water Systems and Cooling Systems	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				Not triggered
D25	Signage	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.				Not triggered
D26	Signage	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D27	Signage	'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.				Not triggered
D28	Operational Waste Management Plan	<p>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:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in RtS.</p>				Not triggered



ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D29	Validation Report	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <p>(a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;</p> <p>(c) be prepared in accordance with the Remediation Action Plan, as required to be updated in accordance with condition 85, and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</p> <p>(d) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) describe the location, nature and extent of any remaining contamination on site;</p> <p>(iii) sampling and analysis plan and sampling methodology;</p> <p>(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;</p> <p>(v) details of the volume of treated material emplaced within the containment cell and its location (if relevant);</p> <p>(vi) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vii) discussion of the suitability the remediated areas for the intended land use; and</p> <p>(viii) any other requirement relevant to the project.</p>				Not triggered
D30	Site Audit Report and Site Audit Statement	<p>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 suitable for its intended use(s).</p>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
D31	Site Audit Report and Site Audit Statement	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 Guidelines for the NSW Site Auditor Scheme (DEC, 2006).				Not triggered
D32	Landscaping	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition 837 to the satisfaction of the Certifying Authority.				Not triggered
D33	Ecologically Sustainable Development	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.				Not triggered
D34	Operational Management Plan (Rooftop)	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.				Not triggered
D35	Road Safety Evaluation	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.				Not triggered
D36	Road Safety Evaluation	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.				Not triggered

Table F – Part E - Post Occupation (not triggered)

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
E1	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and  (b) operated in a proper and efficient manner				Not triggered
E2	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.				Not triggered
E3	Out of Hours Event Management Plan	<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> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) measures to minimise localised traffic and parking impacts; and</p> <p>(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p> <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>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
E4	Out of Hours Event Management Plan	<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"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(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);</li> <li>(e) measures to minimise localised traffic and parking impacts; and</li> <li>(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> </ul> <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 each relevant event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.</p>				Not triggered
E5	Operational Noise Limits	<p>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 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>				Not triggered

ID	Aspect	Requirement	Responsibility	Evidence Collected	Findings and Recommendations	Compliance Status
E6	Operational Noise Limits	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 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. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.				Not triggered
E7	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.				Not triggered
E8	Green Travel Plan	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.				Not triggered
E9	Outdoor Lighting	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.				Not triggered
E10	Fire Safety Certificate	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				Not triggered
E11	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition 837 for the duration of occupation of the development				Not triggered

