



SCHOFIELDS PUBLIC SCHOOL – SSD 8740

INDEPENDENT AUDIT REPORT

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Executive Summary

The NSW Department of Education – Schools Infrastructure NSW (SINSW) are responsible for delivering the redevelopment of Schofields Public School (the Project). The Project involves an upgrade to the school to accommodate an increase from approximately 320 students to 620 students.

Consent for the Project was granted on 27 February 2019, State Significant Development (SSD) 8740, subject to a number of Conditions of Consent (CoC).

The objective of this Independent Audit is to satisfy SSD 8740 Schedule 2, CoC C40. It requires that Independent Audits of the development be carried out in accordance with Project's Independent Audit Program and the *Independent Audit Post Approval Requirements* (Department 2018). The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the first Independent Audit for the Project, covering the period of the granting of consent through to August 2019.

Cadence have been appointed as the client representative on behalf of SINSW. ADCO Constructions are the principal contractor. The notified date of commencement of construction was 22 May 2019, with construction works commencing 27 May 2019. Works undertaken to date include site establishment, investigations, hazardous materials removal and demolition. Works involving utilities, lift shaft and foundations are underway.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interview with SINSW, Cadence and ADCO personnel on 5 August 2019. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

There were 125 CoCs and 22 CEMP and Sub-plan mitigation measures assessed. 12 non-compliances were identified against 14 CoCs. There were two non-compliances identified against the mitigation measures and commitments within the Construction Noise and Vibration Management Sub-plan.

There were 16 observations identified in relation to the CoCs and the CNVMSP and Construction Soil and Water Management Sub-Plan.

Detailed findings are presented in Section 3. Actions proposed by the Project team to address the findings of this Independent Audit are set out in Section 4.

The overall outcome of the Independent Audit was indicative of a commitment to compliance and environmental performance by SINSW, Cadence and ADCO and their contractors carrying out the works. The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

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1. Introduction

1.1 The Project

The NSW Department of Education – Schools Infrastructure are responsible for delivering the redevelopment of Public School (the Project). Schofields Public School is located on St Albans Road, Schofields, approximately 36km north-west of the Sydney Central Business District. The location is presented in Figure 1.

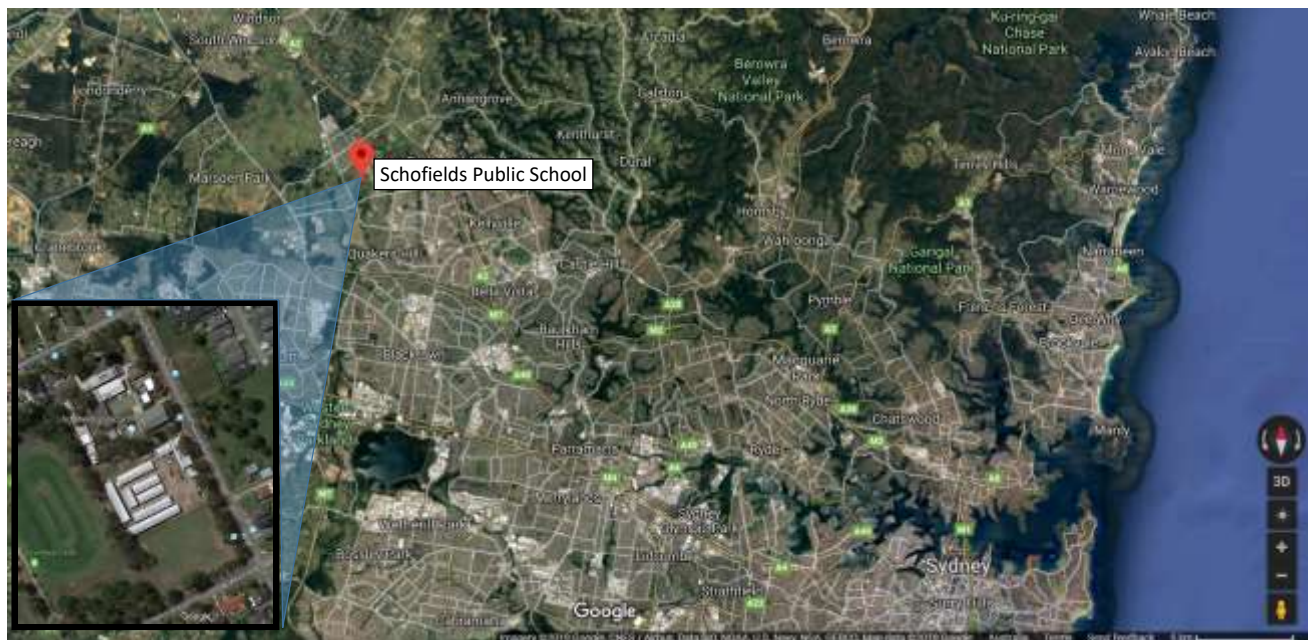


Figure 1: Schofields Public School location (modified from GoogleMaps, 2019).

The Schofields Public School redevelopment project (the Project) involves an upgrade to the school to accommodate an increase from approximately 320 students to 620 students. The redevelopment comprises:

- Demolition of numerous existing school buildings
- Removal of vegetation to accommodate new and upgraded facilities
- Construction of a new two-storey building to house 27 new learning spaces and office
- Upgrading the library, amenities, staff and administrative facilities
- Construction of a new covered outdoor learning area (COLA)
- Modification of existing school building for use as a canteen
- Internal refit of heritage school building
- Landscaping works; and
- School signage.

The Project will be constructed in one stage. During the construction the existing students and staff will be accommodated in a temporary demountable school located on the existing sports field to the

south of the school hall. The existing school hours will remain unchanged and the out of school hours care will continue to operate out of the school hall.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 27 February 2019 (State Significant Development 8740) subject to a number of conditions.

Cadence Australia (Cadence) have been appointed as the client representative on behalf of Schools Infrastructure NSW (SINSW). ADCO Constructions (ADCO) are the principal contractor. Construction works began 22 May 2019. Works undertaken to date include site establishment, investigations, hazardous materials removal and demolition. Works involving utilities, lift shaft and foundations are underway.

1.2 Approval requirements

Conditions of Consent (CoC) C36 – C42 of Schedule 2 of SSD 8740 set out the requirements for undertaking Independent Audits (IAs or audit). The CoCs give effect to the Department's *Independent Audit Guideline Post Approval Requirements*, 2018 (IAPAR).

1.3 The audit team

In accordance with Schedule 2, CoC C36 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Masters of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283)
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498)

Approval of the Audit Team was provided by the Department on 7 May 2019. The letter is presented in Appendix C.

1.4 The objectives of the audit

The objective of this IA is to satisfy SSD 8740 Schedule 2, CoC C40. It states:

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 C37 of this consent; and*

b) *the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)*

The IA Program was prepared in accordance with the IAPAR and submitted to the Department and the Certifying Authority. The IA Program (and CoC C38) specifies that the first IA must be undertaken within eight weeks of commencement of construction.

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

This IA seeks to fulfill the requirements of CoC C40, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

1.5 The audit scope

This IA relates to the Project works from the granting of consent (27 February 2019) through to August 2019.

The scope of the IA comprises:

- an assessment of:
 - CoCs applicable to the phase of the development that is being audited
 - post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management Plans and Sub-plans
 - all environmental licences and approvals applicable to the development (excluding environmental protection licences issued under the *Protection of the Environment Operations Act 1997*).
- an assessment of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment.
 - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level review of the project's environmental management systems, including assessment of any third party certification of them, the type, nature and scope of the

systems having regard to the nature and scale of the development, and the implementation of the systems.

- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- details of any other matters considered relevant by the Auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

2. Audit methodology

2.1 Audit process

The IA was conducted in a manner consistent with AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in the standard, is presented in Figure 2.

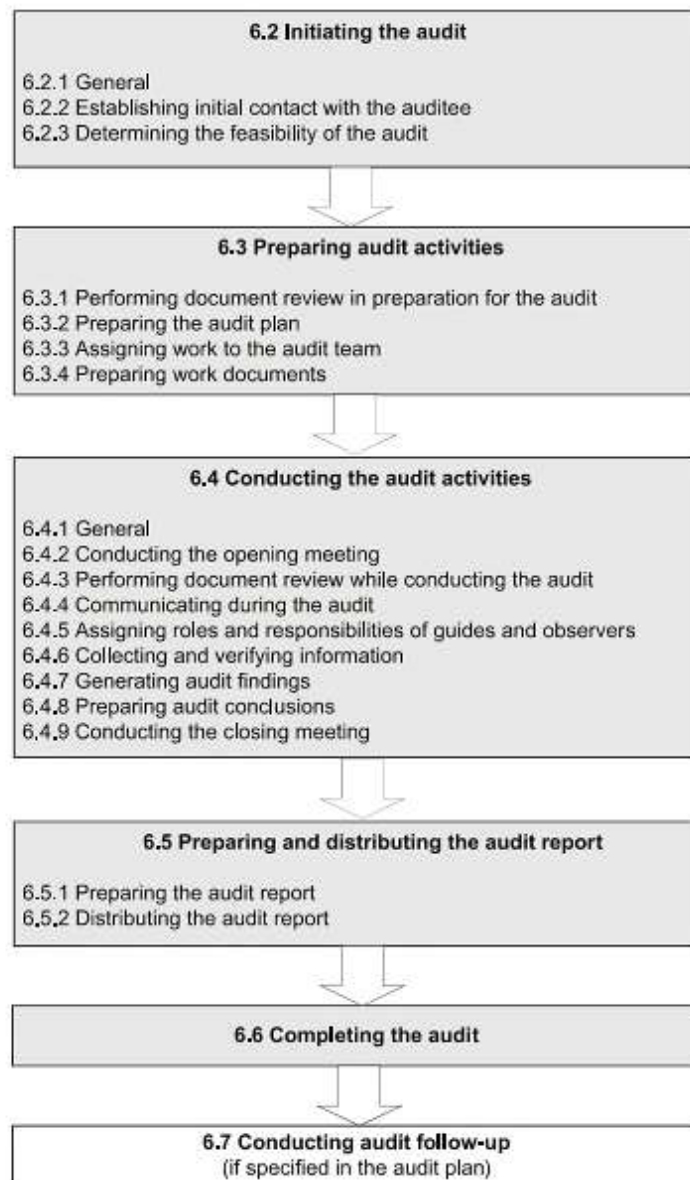


Figure 2: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

2.1.1 Audit initiation and scope development

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

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

On 24 July 2019 WolfPeak consulted with the Department, Transport for NSW, Roads and Maritime Services, the Office of Environment and Heritage, the Environment Protection Authority and Blacktown City Council, to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D.

A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1. The scope of the IA was reviewed following receipt of feedback from the stakeholders.

Table 1: Key issues and areas of focus raised during consultation

| Stakeholder | Issues and areas of focus | How addressed |
|--|--|---|
| Department of Planning, Industry and Environment | "Please ensure the audit includes a review of compliance with the conditions of consent for SSD 8740." | Within scope of audit. |
| Transport for NSW | No response. | - |
| Roads and Maritime Services | "Roads and Maritime has no key issues it would like examined, relating to post-approval requirements and compliance." | - |
| Office of Environment and Heritage | No response (beyond automated email confirming receipt). | - |
| | "Heritage does not have any specific comment to provide on the scope of your audit." | - |
| Environment Protection Authority | No response (beyond automated email confirming receipt). | - |
| Blacktown City Council | <p>"The draft conditions of consent were previously reviewed by our officers and we have informed the Department of Planning, Industry and Environment (the Department) on 26 February 2019 that we strongly object to the premature issue of the consent. We have also asked that our key conditions must be included in the consent to ensure the orderly development of the school.</p> <p>Upon the latest review of the consent, our Recreation Planning and Design Coordinator has indicated that the matters raised previously seem not to have been considered by the Department. Further, our Urban Designer's key issue was with regards to the</p> | Issues regarding whether the Department adopted Councils recommendations and the granting of the consent are outside the scope of the IA. |

| Stakeholder | Issues and areas of focus | How addressed |
|-------------|--|--|
| | <p>street setback to St Albans Road. The proposed setback was inadequate and resulting in the loss of mature trees. This request appears to have been overlooked.</p> <p>Please note that comments from our engineers have not been received yet. Please contact Tony Merrilees our Stormwater/Drainage engineer regarding any stormwater or drainage issues [details not provided from Council].</p> <p>On this basis, we still maintain our objections to some key aspect of the proposal”</p> | <p>The Auditor has sought to make contact with the stormwater engineer, in lieu of Council providing their details.</p> |
| | <p>The Council stated that the issues that Council would seek to ensure is addressed in the rainwater reuse plan should be in line with Councils standard conditions of consent and from our Draft WSUD Guide (which has not been released yet):</p> <p>‘The plan is to show the rainwater pipe and tank arrangement including:</p> <ul style="list-style-type: none"> (i) a first flush or pre-treatment system (typically 0.2 litres / m² of roof area going to the tank for a first flush), (ii) a pump with isolation valves; (iii) a solenoid controlled mains water bypass (to ensure water is delivered to the toilets if tank is dry); (iv) flow meters on the solenoid controlled mains water bypass line and the pump outflow line. This will determine actual percentage of non-potable usage and low rates will indicate potential problems, pipe breakages or pump failure; (v) an inline filter and preferably an automatic backwash inline filter; (vi) a warning light to indicate pump failure; (vii) a timer and control box for landscape watering and (viii) an irrigation watering plan accounting for seasonal variations; (ix) providing a minimum tank size or sizes as per the approved plans; (x) where multiple rainwater tanks are used detailing how the various demands and uses will be balanced with the size of each rainwater tank. i.e. trying to avoid one rainwater tank being used for all the toilets and the others barely used at all. (xi) ensuring all the rainwater reuse pipes are coloured purple; (xii) fitting rainwater warning signs to all external taps using rainwater.’ | <p>CoC B35 requires the rainwater reuse/harvesting system be developed for the site and a rainwater re-use plan be prepared and certified by an experienced hydraulic engineer. The condition does not require compliance with Council’s yet to be released guideline.</p> <p>Refer to finding against CoC B35 for detail.</p> |

2.1.2 Preparing audit activities

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

The primary documents reviewed prior to the site visit are as follows:

- *Project Management Plan, Environmental Management Plan Environmental Risk Register, Schofields Public School*, ADCO, 5 March 2019 (the CEMP)
- *General Requirements; Contaminants*, ADCO, undated
- *General Requirements; Cultural Heritage*, ADCO, undated
- *Construction Traffic Management Plan, ADCO Constructions Schofields Public School (St Albans Rd, Schofields)*, AAA Traffic Control Pty Ltd, 13 February 2019 (the CTPMSP)
- *Schofields Public School Construction Noise & Vibration Management Plan*, Wilkinson Murray, 8 March 2019 (the CNVMSP)
- *Waste Management Plan Schofields Public School*, ADCO, 1 November 2018 (the CWMSP)
- *General Requirements; Erosion and Sediment Management*, ADCO, undated (the CSWMSP)
- *Community Communication Strategy Schofields Public School*, School Infrastructure NSW, NSW Department of Education, April 2019 (the CCS)
- Development Consent SSD 8740, 27 February 2019 (the Consent)
- *Environmental Impact Statement; Schofields Public School; 60 St Albans Road, Schofields, Urbis*, March 2018 (the EIS)

Audit checklists were reviewed and prepared. These comprised:

- Schedule 2 of SSD 8740 CoCs
- Select environmental management and mitigation measures as set out in the Project's CEMP, Sub-plans and CCS.

2.1.3 Site personnel involvement

The on-site audit activities took place on 5 August 2019. The following personnel took part in the audit:

- Claudio Savian – Project Director (SINSW)
- Mary Sakr – Project Manager (Cadence)
- Aleks Ilic – Project Manager (ADCO)
- Scott Wilson – Senior HSE Advisor (ADCO)
- Albert Wong – Senior Project Engineer (ADCO)
- Dylan Porter – SINSW consultant (AECOM)
- Derek Low – Auditor (WolfPeak).

Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting the objectives and scope of the IA, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings must be presented, recommendations (if appropriate) must be made, and any post-audit actions were confirmed.

Interviews

The Auditor conducted interviews with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development.

2.1.4 Site inspection

The on-site audit activities took place on 5 August 2019. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

2.1.5 Document review

The IA included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included with Appendices A and B.

2.1.6 Generating audit findings

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

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

WolfPeak notes that with respect to CoCs relating to compliance with the Building Codes of Australia (BCA) or satisfaction of the Certifying Authority, the IA relied on confirmation from the Certifying Authority that this is the case. The IA did not extend to an assessment of the Project against the BCA requirements themselves, nor did it examine what steps the Certifying Authority had undertaken to verify that the Project is BCA compliant or that the requirements of the CoCs had been met.

Compliance evaluation

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

- **Compliant** – The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit
- **Non-compliant** – The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.

- **Not triggered** – A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

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

Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.1.7 Completing the audit

The IA Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. Audit findings

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 8740 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CCS
- CEMP
- CTPMSP
- CNVMSP
- CWMSP
- CSWMSP.

The evidence sighted against each requirement is detailed within Appendices A and B.

3.2 Compliance Status

This Section presents the findings of the August 2019 IA.

Section 4 presents a summary of the findings from this IA and actions proposed or undertaken in response to the findings. The Audit Checklists provided in Appendices A and B present details of all the evidence collected, observed and provided in support of a finding.

3.2.1 Summary

There were 125 CoCs and 22 CEMP and Sub-plan mitigation measures assessed.

12 non-compliances were identified against 14 CoCs. There were two non-compliances identified against the mitigation measures and commitments within the CCS, CEMP and Sub-Plans. The sections below details these matters. Where matters overlap, they have been aggregated where appropriate. Refer to Section 4 for each matter listed as a separate item.

3.2.2 Details

Non-compliance against CoC A10

CoC A10 sets out the requirements for consultation where a CoC requires consultations with a relevant party. The Applicant must consult with the relevant party and must also provide details of the consultation, including the outcome of that consultation and details of any disagreement remaining.

CoC B24 requires that the CNVMSP include strategies that have been developed with the community for managing high noise generating works; and describe the community consultation undertaken to

develop the strategies. No evidence was available to demonstrate that such consultation had occurred.

Non-compliance against CoC A20

CoC A20 requires that, at least 48 hours before the commencement of construction until the completion of all works under the consent, certain information and documents must be made available on the Project website, including the documents referred to in condition A2 of the consent; all current statutory approvals for the development and all approved strategies, plans and programs required under the conditions of the consent.

The Project advised that documents went up on the website after commencement of construction. The website at the time of the audit did not include the CEMP and sub-plans. The website at the time of finalizing this report did not contain the Pre-Construction Compliance Report.

Non-compliance against CoC B21

CoC B21 requires the Applicant to prepare a CEMP, and prescribes a number of matters that the CEMP is to include.

The CEMP for the Project does not include certain of the matters set out at CoC B21, specifically:

- CoC B21(a)(iv) details of stormwater control and discharge; and
- CoC B21(a)(vi) a groundwater management plan.

The Auditor notes that the matters at CoC B21(h) are not included in the CEMP, but are included in the CSWMSP.

Non-compliance against CoC B23

CoC B23 sets out matter which it is mandatory for the CTPMSP to address.

The CTPMSP for the Project does not include:

- the driver code of conduct required at CoC B23(e) or
- the monitoring program required by CoC B23(f).

Non-compliance against CoC B24

CoC B24 sets out the matters that the CNVMSP must address, including strategies that have been developed with the community for managing high noise generating works, and a description of the community consultation undertaken to develop those strategies.

No evidence that (or description of) the strategies listed in the CNVMSP have been developed with the community, as required by CoC B24(d) and (e).

Non-compliance against CoC B25

CoC B25 sets out matters that the CWMSP must address.

The CWMSP for the Project does not address all of these matters. Although the CWMSP sets out “a list of estimated targets for waste products generated on this project”, these targets are percentages rather than quantities. Similarly, although the CWMSP sets out how waste will be disposed of, it does not detail the proposed locations. The Auditor notes that, although there is no discussion in the CWMSP of containment and control of emission of fibres to the air, p 9 estimates 0% of waste will be asbestos. This is contrary to the remedial works carried out under the guidance of the Contaminated Sites Auditor.

Non-compliance against CoC B26

CoC B26 requires a CSWMSP to be prepared, and sets out the matters that it must address.

The Auditor notes that no one document provided at audit for the Project fulfils all the various criteria for the CSWMSP. The Auditor has taken the following two documents, read together, as the CSWMSP for the project:

- ADCO, General Requirements Erosion and Sediment Management
- SPS Sediment16-162_C11[C1] Sediment Control Plan, Woolacotts, April 2019.

These documents are not explicit in actions during different flood flows. The civil engineer responsible confirmed via separate correspondence that the set out plan (and the recommended controls) apply to all flow events. With this in mind, the Auditor expects to see all the controls specified installed in full prior to small and large events. The Auditor also takes the position that updates to the documents to explicitly meet the condition is not required to manage soil and water risk on site.

Non-compliance against CoC B42

CoC B42 requires that the Department of Education 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.

The Pre-Construction Compliance Report was submitted on 20 June 2019, following comments from the Department on the original submission made prior to the notified date of commencement of construction. On 30 August 2019, the Project website still did not contain the Pre-Construction Compliance Report.

Non-compliance against CoC C2

CoC C2 sets out the requirements for site notices, including that such notices 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,

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.

The site notice board observed at the site inspection on 5 August 2019 did not include the details of the Certifying Authority (Design Confidence).

Non-compliance against CoC C37

CoC C37 requires that, no later than four weeks before 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.

The audit program was submitted on 29 April 2019. The notified date of commencement of construction was 22 May 2019.

Non-compliance against CoC C40

CoC C40 requires (amongst other things) Independent Audits of the development must be carried out in accordance with the Independent Audit Program submitted under CoC C37.

The Independent Audit Program set out that an initial construction Independent Audit would be undertaken within 8 weeks of the notified commencement date of construction.

The first audit report will not be submitted within 8 weeks of commencement of construction (being 8 weeks from 22 May 2019 which is 17 July 2019).

Non-compliance against CoCs C45-C47

CoC C45 requires that the Department be notified in writing within seven days after the Applicant becomes aware of any non-compliance. CoCs C46 and C47 set out requirements in relation to such notification.

At the site inspection on 5 August 2019, the auditee indicated that it was aware that it had failed to comply with A20. This non-compliance was not reported to the Department in accordance with CoCs C45-47.

The Auditor notes that the Pre-Construction Compliance Report identified a potential non-compliance against CoC C37, however stated that the condition had in fact been complied with. This audit finds that CoC C37 was not complied with.

The Auditor notes that notifications to the Department under CoCs C45-47 will need to occur for non-compliances confirmed through this audit.

Non-compliance against CNVMSP 7.3

The CNVMSP, at section 7.3 Environmental Inductions, states that it “is important that an induction is provided to all site personnel, contractors and sub-contractors with an emphasis on understanding and managing impacts. This shall include the location of sensitive receivers, specific mitigation measures, site hours and complaints procedure”.

The induction does not cover off all of the listed items.

Non-compliance against CNVMSP 7.4.1

The CNVMSP, at section 7.4.1 Construction Noise Monitoring, sets out a process for monitoring of construction noise “where determined necessary”.

The Project is of the position that such monitoring is not necessary as plant selected has in all cases been a smaller specification than that modelled and, therefore, that noise impacts would be less than that predicted in the CNVMSP.

The Auditor has considered the Project’s position on this matter following discussions held on site on 5 August 2019, and takes the view that the mitigation measure described at 7.4.1 requires noise monitoring at commencement of demolition. This has not occurred.

3.2.3 Corrective action requests and observations

There were 16 observations identified in relation to the CoC and the CEMP, CNVMSP and CSWMSP.

Observation in relation to CoC B9 and CoC B10

CoC B9 requires that remediation approved as part of the Consent be carried out in accordance with the Remediation Action Plan dated 17 August 2018 and prepared by Environmental Investigation Services.

CoC B10 states that, 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 land use and be provided to the satisfaction of the Certifying Authority.

The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed. However, in their correspondence, the Contaminated Sites Auditor noted that it would raise an issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23.

Additional information has been sought to clarify this.

Observation in relation to CoC B11

CoC B11 requires that, 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 CEMP in accordance with condition B21 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.

Although earthworks have yet to commence and the condition is therefore not yet triggered, the Auditor noted the unexpected finds protocol presented as evidence against this condition does not satisfy the requirements of the condition. The Unexpected Finds Protocols posted on the notice boards outside the site office and in the training room are inconsistent and do not align with the version presented by the auditee as evidence of compliance against this condition.

The unexpected finds protocol should be updated to capture all the requirements of this condition and all signs and notices should be consistent with the final protocol.

Observation in relation to CoC C5

CoC C5 states that construction, including the delivery of materials to and from the site, may only be carried out between 7am and 6pm, Mondays to Fridays inclusive, and 8am and 1pm Saturdays, and that no work may be carried out on Sundays or public holidays.

At the site inspection on 5 August 2019 it was observed that the Saturday hours on the notice board were listed as 7am-3pm and therefore do not align with the hours specified in CoC C5.

Observation in relation to CoC C15

CoC C15 requires that the development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009), and that all feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.

It is observed that no noise or vibration monitoring has been undertaken to date, and that the CNVMSP could be better worded to provide guidance for Project personnel as to when monitoring should occur. Refer to the finding against CNVMSP 7.3 in Section 3.2.2 as an example on the need for clarity.

It is recommended that the Project obtain clarification as to when to monitor as this is an effective measure in managing noise impacts on the adjacent receivers. Guidance on when to apply additional mitigation measures should also be provided.

Observation in relation to CoC C16 and CEMP (Management of Noise and Vibration)

CoC C16 requires the Applicant to ensure that construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.

The CEMP sets out controls for the management of noise and vibration at pages 35-39, including that works are to be completed during approved work hours.

As noted above, the Saturday hours on the notice board are stated as 7am-3pm, which do not align with the hours set out in CoC C5 (that is, 8am-1pm).

Observation in relation to CoC C22 and CEMP (Flora and Fauna)

CoC C22 sets out tree protection requirements, including that for the duration of construction works, all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment & Development Impact Report by RainTree Consulting dated 19 January 2018.

Page 21 of the CEMP sets out controls to do with flora and fauna, including that flora and fauna protection will be managed as prescribed in development approvals etc; protective controls will be erected around trees and shrubs with denoted signage e.g. tree protection zone; and that no materials are to be stored over root systems as prescribed in approvals.

At the site inspection on 5 August 2019 it was observed that some tree protection zones (TPZs) need to be reinstated to ensure they appropriately protect the trees on site being retained. Specifically, the TPZ needs to be extended on the south-western boundary, a fence panel needs to be removed from a TPZ on the south west boundary.

Also, once remediation site clearance is obtained, the TPZ needs to be installed on the south eastern boundary (near the temporary school). Refer photos for details.

Observation in relation to CoC C25, C32 and CSWMSP

CoC C25 requires that 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.

CoC C32 requires that 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 or 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.

The CSWMSP sets out requirements in relation to shaker grids and sediment fencing.

At the site inspection on 5 August 2019, it was observed that the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. It was also observed that the sediment fences on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the CSWMSP and the document commonly referred to as the Blue Book. Some stormwater drains on the south western boundary were not protected. ADCO advise that these drains are not live. Refer photos for examples.

Observation in relation to CoC C35

CoC C35 requires the Applicant to consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.

Communication logs with the existing school and adjacent neighbour was not presented during the site inspection. It is recommended that, as these are the two most affected stakeholders, that specific communications with these stakeholders are formalised, documented and records readily available to those who wish to see the them.

Observation in relation to CoC C48

CoC C48 states that, within three months of:

- (a) the submission of a compliance report under condition B40;
- (b) the submission of an incident report under condition C43;
- (c) the submission of an Independent Audit under condition C40;
- (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 Auditor notes that the Project will need to undertake a review of the strategies, plans and programs required under this consent and in accordance with this condition within 3 months of submission of the Pre-Construction Compliance Report.

Observation in relation to CNVMSP 7.4.1

The CNVMSP, at section 7.4.1 Construction Noise Monitoring, sets out a process for monitoring of construction noise “where determined necessary”.

The Auditor notes that the operational school is directly adjacent to Project works and that the CNVMSP has identified instances of high noise impacts on adjacent receivers. The Auditor considers there to be value in monitoring to verify that actual impacts are in line or below those predicted in the CNVMSP.

The Project should consider having the CNVMSP updated (in accordance with the requirements of the CoC around variation of plans) to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.

Observation in relation to CNVMSP section 7.4.2

The CNVMSP, at section 7.4.2, sets out a process for vibration monitoring.

No vibration monitoring has occurred to date. No high vibration works have occurred in proximity to existing receivers.

The Auditor observes that section 5.3 of the CNVMSP identifies that there is no evident risk of vibration impacts. It is therefore unclear as to why vibration monitoring is recommended. The Project should consider having the CNVMSP updated (in accordance with any relevant requirements in relation to variation of sub-plans) to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.

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

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

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

A review was conducted of the

- CCS
- CEMP
- CTPMSP
- CNVMSP
- CWMS
- CSWMSP.

The documents are generally adequate, other than the matters identified in Sections 3.2.2 and 3.2.3.

3.4 Project's EMS

ADCO operate a Management System for the Project. In carrying out the audit, it was evident that the elements of AS/NZ ISO 14001-2016 Environmental Management Systems are being implemented. Evidence to support this include the documents sighted during the audit (detailed in Appendices A and B) and controls observed in the field.

3.5 Summary of notices from agencies

The Auditor is not aware of any notices served on the Project by agencies.

3.6 Other matters considered relevant by the auditor

Appropriateness of CoC C27

CoC C27 requires that 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* (POEO Act).

The Auditor notes that this standard condition is problematic as the EPA is generally reluctant to licence non-scheduled activities unless otherwise justified by the applicant. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste. The Auditor notes that generally Sydney Water are also reluctant to permit disposal of rainwater captured on construction sites to sewer due to sediment loading.

Considering the supposed intention of this condition (to prevent the pollution of waters), the Auditor suggests the Project contact the Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the consent even if the discharges comply with s 120 of the POEO Act (and do not result in the pollution of waters).

Positive observation in relation to

The Project has adopted the technique of attaching mini-Safety Data Sheets to small vessels holding fuels and oils etc. This is an effective way of ensuring Project personnel always have the correct information on storage and handling readily available. The Auditor commends this initiative.

3.7 Complaints

A complaints register is being maintained by the Project. The register is published on the Project website at

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/s/schofield-ps/ssd/Complaints_Register_July_Schofields_PS.pdf

At the time of writing, a total of one complaint had been recorded since the commencement of works. This related to the temporary school which does not form part of the Project or this audit.

3.8 Incidents

The Project has not identified any incidents as defined by the Consent.

3.9 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, survey and investigations, hazardous materials removal and demolition) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 2.

Table 2: Summary of predicted versus actual impacts

| Aspect | Summary of predicted impacts | Summary of actual impacts observed during audit period | Consistent (Y/N) |
|--|--|---|------------------|
| Physical extent of the development in comparison with the approved boundary and any potential off-site impacts | The approved Project boundary is defined within the stamped plans listed under CoC A2. | The Project footprint is the same as that approved. | Y |
| Biodiversity | 46 trees would require removal for the Project. Remaining trees would be protected. | The removal of trees is complete. Trees being retained are being protected, noting that some minor improvements to TPZs are required. | Y |
| Traffic and access | Truck routes would use arterial roads where possible, trucks would move in a forward direction into and out of site, TCPs would be prepared as needed, certified traffic controllers would manage traffic. parked beyond the Project boundaries. | The traffic impacts and controls observed were consistent with that specified in the EIS. | Y |
| Noise and vibration | A review of the predicted noise level ranges indicates exceedances of up to 30dBA may occur during bulk excavation works.. | Noise and vibration impacts are occurring but appear to be generally consistent with that predicted. The auditor recommends the CNVMSP be revised to provide greater guidance for the Project team on monitoring and mitigation. The CNVMSP needs updating to be compliant. | Y |
| Soil and water | Minor and temporary impacts associated with construction erosion and sedimentation. | Erosion and sediment control measures being implemented on site appeared to be consistent with the Project Erosion and Sediment Control Plan, with some minor improvements required. The CSWMSP needs updating to be compliant. No fugitive dust was observed. The Project had a misting system and hose available to manage dust. No issues at this time. | Y |
| Heritage | Limited impacts on heritage items are anticipated, unexpected heritage items may be encountered. Negligible impact on aboriginal heritage items. | The Project has developed an unexpected finds protocol. No finds have occurred to date. | Y |
| Contaminated land | Asbestos containing materials and other hazardous materials are present or likely to be present and should be | Works to date have involved removal of asbestos and related materials from building fabrics and equipment above the surface. The contaminated sites | Y |

| Aspect | Summary of predicted impacts | Summary of actual impacts observed during audit period | Consistent (Y/N) |
|----------|---|---|------------------|
| | removed as per the Remediation Action Plan. | auditor has provided oversight of this exercise. . | |
| Flooding | Negligible flood risk | No issues | Y |
| Waste | The construction of the Project would generate general demolition and construction waste, green waste, contaminated fill, VENM and office waste | The works to date would generate these types of waste. The CWMSP requires updating to be compliant. | Y |

4. Actions

| Item | Cond No | Type | Details of item | Proposed or completed action by the auditee | By whom and by when | Status |
|--|---------|----------------|---|---|---|--------|
| JUNE 2019 AUDIT FINDINGS | | | | | | |
| Conditions of Consent SSD 8740 Schedule 2 | | | | | | |
| 1 | A10 | Non-compliance | <p>CoC A10 sets out the requirements for consultation where a CoC requires consultations with a relevant party. The Applicant must consult with the relevant party and must also provide details of the consultation, including the outcome of that consultation and details of any disagreement remaining.</p> <p>CoC B24 requires that the CNVMSP Consultation is required in the preparation of the CNVSMP (CoC B24) include strategies that have been developed with the community for managing high noise generating works; and describe the community consultation undertaken to develop the strategies. No evidence was available to demonstrate that such consultation had occurred.</p> | <p>The Project has not provided a response to this finding.</p> <p>The Auditor recommends the Project consult with the adjacent school and resident on strategies for managing noise and include this detail in the CNVMSP.</p> | Prior to next audit | OPEN |
| 2 | A20 | Non-compliance | <p>CoC A20 requires that, at least 48 hours before the commencement of construction until the completion of all works under the consent, certain information and documents must be made available on the Project website, including the documents referred to in condition A2 of the consent; all current statutory approvals for the development and all approved strategies, plans and programs required under the conditions of the consent.</p> <p>The Project advised that documents went up on the website after commencement of construction. The website at the time of the audit did not include the CEMP and sub-plans. The website at the time of finalizing this report did not contain the Pre-Construction Compliance Report.</p> | <p>The documents have now been uploaded and are available online.</p> <p>A notification to advise the Department of the non-compliance is being drafted and will be issued.</p> | <p>Cadence to draft the notification by 21/08/2019 and SINSW to issue to the Department on 22/08/2019.</p> <p>CEMP issued by Cadence on 26/08/2019. SINSW to upload online.</p> | OPEN |

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| | | | | CEMP has been issued to SINSW to upload online. | | |
| 3 | B9 | Observation | <p>CoC B9 requires that remediation approved as part of the Consent be carried out in accordance with the Remediation Action Plan dated 17 August 2018 and prepared by Environmental Investigation Services.</p> <p>The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed. However, in their correspondence, the Contaminated Sites Auditor noted that it would raise an issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23.</p> <p>Additional information has been sought to clarify this.</p> | The Project has sought clarification from SINSW Planning. Project team is awaiting response. | Prior to next audit | OPEN |
| 4 | B10 | Observation | <p>CoC B10 states that, 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 land use and be provided to the satisfaction of the Certifying Authority.</p> <p>The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed. However, in their correspondence, the Contaminated Sites Auditor noted that it would raise an issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23.</p> <p>Additional information has been sought to clarify this.</p> | The Project has sought clarification from SINSW Planning. Project team is awaiting response. | Prior to next audit | OPEN |
| 5 | B11 | Observation | <p>CoC B11 requires that, 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 B21 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.</p> | ADCO to insert unexpected finds protocol in the CEMP | ADCO to complete by 20/09/19 | OPEN |

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| | | | <p>Although earthworks have yet to commence and the condition is therefore not yet triggered, the Auditor noted the unexpected finds protocol presented as evidence against this condition does not satisfy the requirements of the condition. The Unexpected Finds Protocols posted on the notice boards outside the site office and in the training room are inconsistent and do not align with the version presented against this condition.</p> <p>The unexpected finds protocol must be updated to capture the second part of this condition and all signs and notices should be consistent with the final protocol.</p> | | | |
| 6 | B21 | Non-Compliance | <p>CoC B21 requires the Applicant to prepare a CEMP, and prescribes a number of matters that the CEMP is to include. The CEMP for the Project does not include certain of the matters set out at CoC B21, specifically: (a)(iv) details of stormwater control and discharge; and (a)(vi) a groundwater management plan.</p> <p>The Auditor notes that the matters at B21(h) are not included in the CEMP, but are included in the CSWMSP.</p> | <p>Woolacotts to confirm that the Soil and Erosion Plan C11, submitted as part of Condition B26 targets B21a (iv)</p> <p>No ground water was identified in Geotech report. As a result no management plan has been prepared.</p> <p>ADCO to attach waste management plan in CEMP.</p> | <p>TKDA to completed as soon as possible.</p> <p>Note</p> <p>ADCO to complete by 30/08/2019</p> | OPEN |
| 7 | B23 | Non-Compliance | <p>CoC B23 sets out matter which it is mandatory for the CTPMSP to address. The CTPMSP for the Project does not include the driver code of conduct required at B23(e) or the monitoring program required by B23(f).</p> | <p>Update CTPMSP with driver code of conduct and include monitoring program</p> | <p>ADCO to complete by 6/09/2019.</p> | OPEN |

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| 8 | B24 | Non-Compliance | <p>CoC B24 sets out the matters that the CNVMSP must address, including strategies that have been developed with the community for managing high noise generating works, and a description of the community consultation undertaken to develop those strategies.</p> <p>No evidence that (or description of) the strategies listed in the CNVMSP have been developed with the community, as required by CoC B24(d) and (e).</p> | <p>Cadence to organise meeting with School Principal and ADCO to undertake consultation for the noise and vibration policy. Meeting to be recorded through minutes and provide as evidence.</p> <p>ADCO to door knock and record meeting with the neighbour through minutes and provide as evidence.</p> | <p>Cadence/ADCO to complete prior to OSD tank excavation.</p> <p>ADCO to complete 30/08/2019.</p> | OPEN |
| 9 | B25 | Non-Compliance | <p>CoC B25 sets out matters that the CWMSP must address. The CWMSP for the Project does not address all of these matters. Although the CWMSP sets out “a list of estimated targets for waste products generated on this project”, these targets are percentages rather than quantities. Similarly, although the CWMSP sets out how waste will be disposed of, it does not detail the proposed locations.</p> <p>The Auditor notes that, although there is no discussion in the CWMSP of containment and control of emission of fibres to the air, p 9 estimates 0% of waste will be asbestos.</p> | Amend waste management plan to include tip location and 0% of asbestos. | ADCO to complete 20/09/2019. | OPEN |
| 10 | B26 | Non-Compliance | <p>CoC B26 requires a CSWMP to be prepared, and sets out the matters that it must address.</p> <p>The Auditor notes that no one document fulfils all (or most) of the various criteria for the CSWMP. The Auditor has taken the following two documents, read together, as the CSWMP for the project:</p> | - | - | CLOSED |

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| | | | <p>- ADCO, General Requirements Erosion and Sediment Management</p> <p>- SPS Sediment16-162_C11[C1] Sediment Control Plan, Woolacotts, April 2019.</p> <p>These documents are not explicit in actions during different flood flows. The civil engineer responsible confirmed via separate correspondence that the set out plan (and the recommended controls) apply to all flow events. With this in mind, the Auditor expects to see all the controls specified installed in full prior to small and large events. The Auditor also takes the position that updates to the documents to explicitly meet the condition is not required to manage soil and water risk on site.</p> | | | |
| 11 | B42 | Non-compliance | <p>CoC B42 requires that the Department of Education must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p> <p>.</p> <p>The Pre-Construction Compliance Report for SSD 8740 was submitted on 20 June 2019, following comments from the Department on the original submission made prior to the notified date of commencement of construction.</p> <p>On 30/08/19, the Project website still did not contain the Pre-Construction Compliance Report.</p> | Project to upload Pre-Construction Compliance Report to website | Prior to next audit | OPEN |
| 12 | C2 | Non-compliance | <p>CoC C2 sets out the requirements for site notices, including that such notices 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, 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.</p> <p>The site notice board observed at the site inspection on 5 August 2019 did not include the details of the Certifying Authority (Design Confidence).</p> | To be rectified. | ADCO to complete by 6/09/2019. | OPEN |

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| 13 | C5 | Observation | <p>CoC C5 states that construction, including the delivery of materials to and from the site, may only be carried out between 7am and 6pm, Mondays to Fridays inclusive, and 8am and 1pm Saturdays, and that no work may be carried out on Sundays or public holidays.</p> <p>At the site inspection on 5 August 2019 it was observed that the Saturday hours on the notice board were listed as 7am-3pm and therefore do not align with the hours specified in CoC C5.</p> | To be rectified. | ADCO to complete by 6/09/2019. | OPEN |
| 14 | C15 | Observation | <p>CoC C15 requires that the development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009), and that all feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP.</p> <p>It is observed that no noise or vibration monitoring has been undertaken to date, and that the CNVMSP is unclear as to when this should occur. It is recommended that the Project obtain clarification as to when to monitor as this is an effective measure in managing noise impacts on the adjacent receivers. Guidance on <u>when</u> to apply additional mitigation measures should also be provided.</p> | Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close proximity to the Pop-Up School. | ADCO to provide during the excavation of the OSD tank. | OPEN |
| 15 | C16; CEMP (Management of Noise and Vibration) | Observation | <p>CoC C16 requires the Applicant to ensure that construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.</p> <p>The CEMP sets out controls for the management of noise and vibration at pages 35-39, including that works are to be completed during approved work hours.</p> <p>At the site inspection on 5 August 2019, it was observed that the Saturday hours on the notice board are stated as 7am-3pm, which do not align with the hours set out in CoC C5 (that is, 8am-1pm).</p> | To be monitored and discussed at the site meetings and included in the minutes. | ADCO – ongoing | OPEN |

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| 16 | C22; CEMP (Flora and Fauna) | Observation | <p>CoC C22 sets out tree protection requirements, including that for the duration of construction works, all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment & Development Impact Report by RainTree Consulting dated 19 January 2018.</p> <p>Page 21 of the CEMP sets out controls to do with flora and fauna, including that flora and fauna protection will be managed as prescribed in development approvals etc; protective controls will be erected around trees and shrubs with denoted signage e.g. tree protection zone; and that no materials are to be stored over root systems as prescribed in approvals.</p> <p>At the site inspection on 5 August 2019 it was observed that some tree protection zones (TPZs) need to be reinstated to ensure they appropriately protect the trees on site being retained. Specifically, the TPZ needs to be extended on the south-western boundary, a fence panel needs to be removed from a TPZ on the south west boundary,</p> <p>Also, following remediation clearance, the TPZ needs to be installed on the south eastern boundary (near the temporary school). Refer photos for details.</p> | Noted. | ADCO to complete by 30/08/2019. | OPEN |
| 17 | C25 | Observation | <p>CoC C25 requires that 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.</p> <p>At the site inspection on 5 August 2019, it was observed that the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. It was also observed that the sediment fences on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSED Plan and the document commonly referred to as the Blue Book.</p> | Noted. | ADCO – ongoing | OPEN |
| 18 | C32 | Observation | CoC C32 requires that 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, | Noted. | ADCO – ongoing | OPEN |

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| | | | <p>underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.</p> <p>At the site inspection on 5 August 2019, it was observed that the rumble grid on the south western gate needs to be cleaned and its position reviewed against the requirements of the CSWMSP.</p> | | | |
| 19 | C35 | Observation | <p>CoC C35 requires the Applicant to consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.</p> <p>Communication logs with the existing school and adjacent neighbour were not presented during the site inspection. It is recommended that, as these are the two most affected stakeholders, that specific communications with these stakeholders are formalised, documented and records readily available to those who wish to see the them.</p> | <p>Meeting with the school principal to be carried out and documented in the form of minutes.</p> <p>Information booths to be held.</p> <p>General implementation of the Community Communication Strategy.</p> | Cadence/ADCO/SI NSW – ongoing | OPEN |
| 20 | C37 | Non-compliance | <p>CoC C37 requires that, no later than four weeks before 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.</p> <p>The audit program was submitted on 29 April 2019. The notified date of commencement of construction was 22 May 2019</p> | <p>Notification to be prepared and issued to the Department advising them of the non-compliance.</p> | <p>Cadence to draft the notification by 21/08/2019.</p> <p>SINSW to issue the notification to the Department by 27/08/2019.</p> | OPEN |
| 21 | C40 | Non-compliance | <p>CoC C40 requires (amongst other things) Independent Audits of the development must be carried out in accordance with the Independent Audit Program submitted under CoC C37.</p> <p>The Independent Audit Program set out that an initial construction Independent Audit would be undertaken within 8 weeks of the notified commencement date of construction.</p> | <p>Notification to be prepared and issued to the Department advising them of the non-compliance.</p> | <p>Cadence to draft the notification by 24/08/2019.</p> <p>SINSW to issue the notification to the Department by 27/08/2019.</p> | OPEN |

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| | | | The first audit report will not be submitted within 8 weeks of commencement of construction (being 8 weeks from 22 May 2019 which is 17 July 2019). | | | |
| 22 | C45; C46; C47 | Non-compliance | <p>CoC C45 requires that the Department be notified in writing within seven days after the Applicant becomes aware of any non-compliance. CoCs 46-47 set out requirements for making that notification.</p> <p>At the site inspection on 5 August 2019, the auditee indicated that it was aware that it had failed to comply with A20. This non-compliance was not reported to the Department in accordance with CoC C45-47.</p> | Notification to be prepared and issued to the Department advising them of the non-compliance. | <p>Cadence to draft the notification by 21/08/2019.</p> <p>SINSW to issue the notification to the Department by 22/08/2019.</p> | OPEN |
| 23 | C45; C46; C47 | Observation. | <p>The Auditor notes that the Pre-Construction Compliance Report identified a potential non-compliance against CoC C37, however argued that the condition had in fact been complied with. This audit finds that CoC C37 was not complied with.</p> <p>Notifications to the Department under CoC C45-47 will need to occur for non-compliances confirmed through this audit.</p> | Notification to be prepared and issued to the Department advising them of the non-compliance. | <p>Cadence to draft the notification by 21/08/2019.</p> <p>SINSW to issue the notification to the Department by 22/08/2019.</p> | OPEN |
| 24 | C48 | Observation | <p>CoC C48 states that, within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C43; (c) the submission of an Independent Audit under condition C40; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p> <p>The Auditor notes that the Project will need to undertake a review of the strategies, plans and programs required under this consent and in accordance with this condition within 3 months of submission of the Pre-Construction Compliance Report.</p> | Reviews to occur within three months of submissions of compliance report, incident report and Independent Audit. | Cadence – ongoing | OPEN |

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|----|--------------|----------------|--|---|--|------|
| 25 | CNVMSP 7.3 | Non-compliance | <p>The CNVMSP, at section 7.3 Environmental Inductions, states that it “is important that an induction is provided to all site personnel, contractors and sub-contractors with an emphasis on understanding and managing impacts. This shall include the location of sensitive receivers, specific mitigation measures, site hours and complaints procedure”.</p> <p>The induction does not cover off the listed items.</p> | The listed items to be included in the induction video. | ADCO to complete by 20/09/2019. | OPEN |
| 26 | CNVMSP 7.4.1 | Non-compliance | <p>The CNVMSP, at section 7.4.1 Construction Noise Monitoring, sets out a process for monitoring of construction noise “where determined necessary”.</p> <p>The Project is of the position that such monitoring is not necessary as plant selected has in all cases been a smaller specification than that modelled and, therefore, that noise impacts would be less than that predicted in the CNVMSP.</p> <p>The Auditor has considered the Project’s position on this matter, and takes the view that the mitigation measure described at 7.4.1 requires monitoring at commencement of demolition. This has not occurred.</p> | Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close proximity to the Pop-Up School. | ADCO to provide during the excavation of the OSD tank. | OPEN |
| 27 | CNVMSP 7.4.1 | Observation | <p>The Auditor notes that the operational school is directly adjacent to Project works and that the CNVMSP has identified instances of high noise impacts on adjacent receivers. The Auditor considers there to be value in monitoring to verify that actual impacts are in line or below those predicted in the CNVMSP.</p> <p>The Project should consider having the CNVMSP updated (in accordance with any relevant requirements in relation to variation of sub-plans) to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.</p> | Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close proximity to the Pop-Up School. | ADCO to provide during the excavation of the OSD tank | OPEN |
| 28 | CNVMSP 7.4.2 | Observation | <p>The CNVMSP, at section 7.4.2, sets out a process for vibration monitoring.</p> <p>No vibration monitoring has occurred to date. No high vibration works have occurred in proximity to existing receivers.</p> <p>The Auditor observes that section 5.3 of the CNVMSP identifies that there is no evident risk of vibration impacts. It is therefore unclear as to why vibration monitoring is recommended. The Project should consider having</p> | Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its | ADCO to provide during the excavation of the OSD tank | OPEN |

| | | | | | | |
|----|--|-------------|--|---|---------------------------------|------|
| | | | the CNVMSP updated (in accordance with any relevant requirements in relation to variation of sub-plans) to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP. | close proximity to the Pop-Up School. | | |
| 29 | CSWMSP; Common Sediment Control Systems; Silt Fencing (p 2) | Observation | <p>The CSWMSP sets out requirements in relation to silt fencing.</p> <p>At the site inspection on 5 August 2019, it was observed that the silt fence on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSSED Plan and the document commonly referred to as the Blue Book.</p> | To be rectified. | ADCO to complete by 28/08/2019. | OPEN |
| 30 | CSWMSP; Common Sediment Control Systems; Shaker Grids (pp 1-2) | Observation | <p>The CSWMSP sets out requirements in relation to shaker grids.</p> <p>At the site inspection on 5 August 2019, it was observed that the shaker grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP.</p> | <p>Shaker grids to be cleaned and photo evidence provided.</p> <p>ADCO confirmed over the phone that the shaker grid position is as per the CSWMSP.</p> | ADCO to complete by 30/08/2019. | OPEN |

5. Conclusions

The overall outcome of the IA was positive. The majority of compliance records were organised and available at the time of the site inspection and interview with Schofield Public School personnel on 5 August 2019.

Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

There were 125 CoCs and 22 CEMP and Sub-plan mitigation measures assessed. 12 non-compliances were identified against 14 CoCs. There were two non-compliances identified against the mitigation measures and commitments within the Construction Noise and Vibration Management Sub-plan.

There were 16 observations identified in relation to the CoCs and the CNVMSP and Construction Soil and Water Management Sub-Plan.

Detailed findings are presented in Section 3. Actions proposed by the Project team to address the findings of this IA are set out in Section 4.

The overall outcome of the IA was indicative of a good degree of compliance and environmental performance by SINSW, Cadence and ADCO. The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the IA.

6. Limitations

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Appendix A. SSD 8740 Conditions of Consent

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|--|--|--|-------------------|
| Schedule 2 | | | | |
| Part A Administrative conditions | | | | |
| Obligation to Minimise Harm to the Environment | | | | |
| A1 | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development. | <p>Site inspection 05/08/19</p> <p>Interview with auditees 05/08/19</p> <p>Evidence referred to elsewhere in this table and Appendix B</p> | <p>The Project is implementing measures to prevent or minimise harm to the environment.</p> <p>Refer to findings and observations against the CoCs and in Appendix B for further detail.</p> | Compliant |
| Terms of Consent | | | | |
| A2 | <p>The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: | Approved plans stamped 27 February 2019 | These drawings are the basis for the IFC drawings. | Compliant |

| Unique ID | Compliance requirement | | | | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-----------|---|-----|---|----------|--------------------|--|-------------------|
| | Architectural plans prepared by Tanner Kibble Denton Architects Pty Ltd | | | | | | |
| | Dwg No. | Rev | Name of Plan | Date | | | |
| | SSD-0000 | A | COVER SHEET, DRAWING LIST AND LOCATION PLAN | 16/10/18 | | | |
| | SSD-1001 | A | SITE ANALYSIS PLAN | 16/10/18 | | | |
| | SSD-1101 | A | EXISTING SITE PLAN | 16/10/18 | | | |
| | SSD-1102 | A | PROPOSED SITE PLAN | 16/10/18 | | | |
| | SSD-1201 | A | SITE DEMOLITION PLAN | 16/10/18 | | | |
| | SSD-2001 | A | GROUND FLOOR PLAN | 16/10/18 | | | |
| | SSD-2002 | A | FIRST FLOOR PLAN | 16/10/18 | | | |
| | SSD-2003 | A | ROOF PLAN | 16/10/18 | | | |
| | SSD-2501 | A | GFA PLANS | 16/10/18 | | | |
| | SSD-3001 | B | ELEVATIONS | 08/02/19 | | | |
| | SSD-3101 | B | SECTIONS | 08/02/19 | | | |
| | SSD-4001 | A | SIGNAGE | 16/10/18 | | | |
| | SSD-7001 | A | SHADOW DIAGRAMS | 16/10/18 | | | |
| | SSD-7101 | A | EXTERNAL MATERIALS | 16/10/18 | | | |
| | SSD-7201 | A | 3D PERSPECTIVES | 16/10/18 | | | |
| | Landscape plans prepared by Context Landscape Design Pty Ltd | | | | | | |
| | Dwg No. | Rev | Name of Plan | Date | | | |
| | L101 | A | LANDSCAPE MASTERPLAN | 19/1/18 | | | |
| | L102 | A | DETAILED LANDSCAPE PLAN 1 | 19/1/18 | | | |
| | L103 | A | DETAILED LANDSCAPE PLAN 2 | 19/1/18 | | | |
| | L104 | A | DETAILED LANDSCAPE PLAN 3 | 19/1/18 | | | |
| | L201 | A | SECTION | 19/1/18 | | | |
| | L301 | A | INDICATIVE PLANTING PALETTE | 19/1/18 | | | |
| | L302 | B | RETENTION AND REMOVAL OF TREES | 25/2/19 | | | |
| | L303 | B | TREE SCHEDULE 01 OF 02 | 25/2/19 | | | |
| | L304 | B | TREE SCHEDULE 02 OF 02 | 25/2/19 | | | |
| | SK004 | A | PROPOSED TREES DIAGRAM | 21/9/18 | | | |

| Unique ID | Compliance requirement | | | | Evidence collected | Independent Audit findings and recommendations | Compliance Status | | | | | | | | | | | | | | | | |
|---|---|--------------------------------------|---------|--|---|--|-------------------|--|---------|-----|--------------|------|-----|---|--------------------------------------|---------|-----|---|--------------------------------------|---------|--|--|--|
| | <table><tr><th colspan="4">Stormwater management plans prepared by Woolacotts Consulting Engineers</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SW1</td><td>A</td><td>Stormwater Management Plan – Sheet 1</td><td>22/8/17</td></tr><tr><td>SW2</td><td>A</td><td>Stormwater Management Plan – Sheet 2</td><td>22/8/17</td></tr></table> | | | | Stormwater management plans prepared by Woolacotts Consulting Engineers | | | | Dwg No. | Rev | Name of Plan | Date | SW1 | A | Stormwater Management Plan – Sheet 1 | 22/8/17 | SW2 | A | Stormwater Management Plan – Sheet 2 | 22/8/17 | | | |
| Stormwater management plans prepared by Woolacotts Consulting Engineers | | | | | | | | | | | | | | | | | | | | | | | |
| Dwg No. | Rev | Name of Plan | Date | | | | | | | | | | | | | | | | | | | | |
| SW1 | A | Stormwater Management Plan – Sheet 1 | 22/8/17 | | | | | | | | | | | | | | | | | | | | |
| SW2 | A | Stormwater Management Plan – Sheet 2 | 22/8/17 | | | | | | | | | | | | | | | | | | | | |
| A3 | <p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p> | | | | Interview with auditees 05/08/19 | Comments received on the PCCR. No directions. | Not triggered | | | | | | | | | | | | | | | | |
| A4 | <p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) 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.</p> | | | | Interview with auditees 05/08/19 | Noted | Not triggered | | | | | | | | | | | | | | | | |
| Limits of Consent | | | | | | | | | | | | | | | | | | | | | | | |
| A5 | <p>This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.</p> | | | | Interview with auditees 05/08/19 Letter SINSW to the Department 17/5/19 | Construction commenced 22/5/19 | Compliant | | | | | | | | | | | | | | | | |
| Prescribed Conditions | | | | | | | | | | | | | | | | | | | | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|---|---|--|-------------------|
| A6 | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation. | Part 6, Division 8A of the EPAA Site signage 05/08/19 Design Confidence (PCA) letter of adequacy 21/05/19 Design Confidence (PCA) Design Certificate 12/06/18. | Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none"> - compliance with the BCA (Certifying certifiers via the Design certificate). - erection of signs (sighted, no issues) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) - shoring and adjoining properties (no properties are adjoined to the Project). | Compliant |
| Planning Secretary as Moderator | | | | |
| A7 | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties. | Interview with auditees 05/08/19 | None identified | Not triggered |
| Long Service Levy | | | | |
| A8 | 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. | Email from Long Service Corporation provided, 31/10/18 | LSL was paid. | Compliant |
| Legal Notices | | | | |
| A9 | Any advice or notice to the consent authority must be served on the Planning Secretary. | Interview with auditees 05/08/19 | None identified | Not triggered |
| Evidence of Consultation | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|--|--|--|-------------------|
| A10 | <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | <p>AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (CTPMSP)</p> <p>Schofields Public School Construction Noise & Vibration Management Plan, March 2019, Wilkinson Murray (the CNVMSP)</p> <p>ADCO, General Requirements <i>Erosion and Sediment Management</i> and <i>SPS Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, April 2019 (the CSWMSP).</p> | <p>Consultation is required in the preparation of the CNVSMP. No evidence was available to demonstrate that this had occurred.</p> | Non-compliant |
| Staging, Combining and Updating Strategies, Plans or Programs | | | | |
| A11 | <p>With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a | <p>Interview with auditees 05/08/19</p> | <p>No staging.</p> | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-------------------|--|----------------------------------|--|-------------------|
| | regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). | | | |
| A12 | 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. | Interview with auditees 05/08/19 | No staging. | Not triggered |
| A13 | 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. | Interview with auditees 05/08/19 | No staging. | Not triggered |
| Demolition | | | | |

| | | | | |
|-----|---|---|--|-----------|
| A14 | <p>Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (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.</p> | <p>Project Management Plan (Major Works), Beasy Pty Ltd, 18/01/2019</p> <p>Memo titled "Crown Certificate", Beasy Pty Ltd, undated, stating "Please be advised that Beasy Pty Ltd will undertake works in accordance with the Code of Practice for Demolition Work (September 2016) for the above project. Please note works will also be conducted under the guidance of AS2601-2001."</p> <p>Stage 1 Demolition Plan, ADCO, prepared by Tanner Kibble Denton Architects, dated 09/11/2018</p> <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office":</p> <p>"- Crown Certificate (Statement of Compliance) prepared by Beasy</p> | <p>A statement of compliance has been presented as has PCA acceptance.</p> | Compliant |
|-----|---|---|--|-----------|

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|------------------------------------|---|---|---|-------------------|
| | | <ul style="list-style-type: none"> - Project Management Plan (Major Works) prepared by Beasy dated 18 January 2019, Version 4 - Site Demolition Plan prepared by TKD Architects dated 9 November 2018 – Drawing Number AR-TD-CD-1201, Revision A - Stage 1 Demolition Plan prepared by ADCO - Stage 2 Demolition Plan prepared by ADCO” | | |
| Structural Adequacy | | | | |
| A15 | <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW’s approval before carrying out certain development in a Mine Subsidence District. | <p>Interview with auditees 05/08/19</p> <p>21/05/2019 letter from PCA</p> <p>Design Confidence (PCA) Design Certificate 12/06/18.</p> | Design Confidence has issued a Design Certificate confirming the Project complies with the BCA. | Compliant |
| External Walls and Cladding | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-----------------------------|--|---|---|-------------------|
| A16 | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | <p>Specifications for:</p> <ul style="list-style-type: none"> - Bowral Bricks: Face Brickwork - PGH Bricks: Seascape, Sea Salt; Vibrant, Tango; Vibrant, Watermelon Glazed Brickwork - Fairview: Equitone - Lysaght: Zenith range - Lysaght: products manufactured with BlueScope steel - Brickworks: Bowral bricks <p>Interview with auditees 05/08/19</p> <p>21/05/2019 letter from PCA</p> <p>Design Confidence (PCA) Design Certificate 12/06/18.</p> | Design Confidence has issued a Design Certificate confirming the Project complies with the BCA. | Compliant |
| Applicability of Guidelines | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|--|---|---|-------------------|
| A17 | 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. | The documents referred to in response to CoC B20 – B26. | The CEMP and sub-plans refer to relevant standards. Refer to responses to CoC B20-B26 and Appendix B as to the adequacy of the plans. | Compliant |
| A18 | 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. | Interview with auditees 05/08/19 | No directions have been served. | Not triggered |
| Monitoring and Environmental Audits | | | | |
| A19 | Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i> | This audit. | The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained. This Audit has been carried out with regard to these requirements. No environmental monitoring has occurred on the Project to date. | Compliant |
| Access to Information | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-------------------|---|--|---|-------------------|
| A20 | <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. | <p>https://www.schoolinfrastructure.nsw.gov.au/projects/s/schofields-public-school.html</p> <p>Interview with auditees 05/08/19</p> | <p>Non-compliance: The Project advised that documents went up after commencement of construction. The current website does not include the CEMP and sub-plans.</p> | Non-compliant |
| Compliance | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|---|---|---|-------------------|
| A21 | The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development. | <p>Hammertech induction program</p> <p>Civil contractor SoW: includes reference to comply with legislation as well as a reference to management of environmental risks. SSD provided to tenderers during tender period.</p> <p>Pre-starts and pre-work approvals ,maintained in Hammertech.</p> <p>Signage on site.</p> | <p>Online induction for specific project</p> <p>Included in contractor scope of works, the need to comply with ADCO environmental requirements.</p> <p>TBT gets uploaded with each authority to work.</p> | Compliant |
| ADVISORY NOTES | | | | |
| AN1 | All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents. | <p>Interview with auditees 05/08/19</p> <p>Site inspection 05/08/19</p> <p>Notice of intent to remove asbestos to safework – 16/7/19 – 26/03/20</p> <p>Asbestos removal Licence 212137</p> | Other than licences required for asbestos removal works, the auditor did not observe the need for any licences beyond the SSD | Compliant |
| PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | | |
| Design Modifications | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-------------------------------------|---|---|---|-------------------|
| B1 | Within three months of the commencement of construction works, the Applicant must refine the roof form of the school building to increase the penetration and distribution of natural light and increase airflow into the central area of the floorplan. Improved light levels must be demonstrated by submitting diagrams for interior lux levels in plan for both the submitted proposal and the proposed changes. Improved natural ventilation must be shown in a section plan. Amended plans must be submitted to the satisfaction of the Planning Secretary. | 07/06/2019 letter TKD Architects to Department re condition B1, including revised designs 19/06/2019 Letter Department approving plan AR-SSDA-SK01 P2 (dated Aug 2019) | Plans submitted to the satisfaction of Planning Secretary (see letter 19/06/2019) | Compliant |
| B2 | Prior to the commencement of construction works, the Applicant must prepare amended plans to include four additional car parking spaces in the service vehicle manoeuvring area adjacent to the existing staff car park area accessed from St Albans Road (total 18 car parking spaces). Amended plans must be submitted to the Planning Secretary. | Site Plans- AR-TD-SSD-1102 Rev B dated 14/03/2019 Letter to DPIE, dated 29/04/19 | Plans were updated and submitted to the Department. | Compliant |
| Notification of Commencement | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B3 | The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. | Letter SINSW to the Department 17/5/19 | Date of notified date of commencement of construction 22/5/19. In ground services are progressed. Structure footings underway Liftshaft going in. Screw piles going in tomorrow. This is final step for slab. Slab laying to commence next week. Spread over Auditor has given written approval to proceed. SAR and SAS pending. Some hazmat removal still pending from building near junction road. 40 x trees removed to date. TPZs on remaining trees. | Compliant |
| B4 | 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. | Interview with auditees 05/08/19 | No staging | Not triggered |
| Certified Drawings | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B5 | <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> (a) the relevant clauses of the BCA; and (b) this development consent. | <p>06/05/2019 Letter, Woolacotts Consulting Engineers to PCA</p> <p>21/05/2019 letter from PCA</p> <p>Design Confidence (PCA) Design Certificate 12/06/18.</p> | <p>PCA provided written satisfaction of B5, structural engineer report.</p> <p>06/05/2019 Woolacotts letter "certifies" that the design as shown in the drawings listed in the schedule complies with the relevant: clauses of the BCA; CoC; BCA Design assessment Report; Australian Standards; and accepted engineering practice and principles</p> <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office":</p> <ul style="list-style-type: none"> "- Structural drawings prepared by Woolacotts Consulting Engineers dated 9th November 2018 - Structural Design Certificate prepared by Woolacotts Consulting Engineers dated 6 May 2019" <p>Design Confidence has issued a Design Certificate confirming the Project complies with the BCA.</p> | Compliant |
| External Walls and Cladding | | | | |

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| B6 | <p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.</p> | <p>21/05/2019 letter from PCA</p> <p>Sch-07 Schedule of insulation & Barriers, TKD Architects</p> <p>Specifications for:</p> <ul style="list-style-type: none"> -Bowral Bricks: BK/F Face Brickwork - PGH Bricks: BK/G Glazed Brickwork - PGH Bricks: Vibrant Watermelon, Vibrant Tango and Seascape Sea Salt - Equitone: CFC Coloured Fibre Cement Cladding and Fascia, Equitone Natura Pro fibre cement panels with anti-graffiti coating, (except for the 'Tectiva' range). - Cemintel: PFC Prefinished Fibre Cladding, Cemintel Surround Marl (Air Cured 8mm CFC) fibre cement panels - Lysaght: Metal Wall Sheeting, Lysaght Longline 305 - CSR Bradford Acousticgard R1.7 Wall Batt - CSR Bradford Gold High Performance Wall Batt | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office":</p> <p>"- SCH-02 Schedule of External Materials & Finishes prepared by TKD Architects - Issue A, dated 9 August 2018</p> <p>- SCH-07 Schedule of Insulation & Barriers prepared by TKD Architects - Issue B, dated 29 April 2019"</p> <p>Design Confidence has issued a Design Certificate confirming the Project complies with the BCA.</p> | Compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | <p>- CSR Bradford Supertel HD Foil Face</p> <p>Sch 02 Schedule of External Materials and Finishes: Face brickwork; Glazed Brickwork; Coloured Fibre Cement Cladding and Fascia; Prefinished Fibre Cladding; Soffit Lining; Metal Wall Sheeting; Lift Pit Waterproof Membrane; Wet Areas Waterproof Membrane; Corridors above internal spaces waterproof membrane</p> <p>Design Confidence (PCA) Design Certificate 12/06/18.</p> | | |
| B7 | 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>Letter from SINSW to the Department 13/05/2019.</p> <p>PCA provided satisfaction 06/05/2019.</p> | Notice was provided to the Department within 7 days of receiving confirmation from PCA. | Compliant |
| Protection of Public Infrastructure | | | | |

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| B8 | <p>Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council. | <p>21/05/2019 PCA letter confirming that the following documents "have been received and accepted by this office":</p> <ul style="list-style-type: none"> "- Dilapidation Inspection Report prepared by Jim's Building Inspections dated 20 June 2019" Jim's Building Inspections- Dilapidation Inspection Report for 58 St Albans Rd, Schofields- Inspection date 20/01/2019 Jim's Building Inspections- Dilapidation Inspection Report for Junction Rd and St Albans Rd, Schofields- Inspection date 20/01/2019 Jim's Building Inspections- Dilapidation Inspection Report for Site 3375 Schofields Public School - Inspection date 20/01/2019 | <p>The project demonstrated that consultation and dilapidation had occurred and that this information was provide to the PCA and council.</p> | Compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | 11/03/2019 email from ADCO to BCC purporting to attach dilapidation report (Junction and St Albans Rds) | | |
| Site Contamination | | | | |
| B9 | Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan dated 17 August 2018 and prepared by Environmental Investigation Services | <p>Environmental Investigation Services, <i>Report to TKD Architects on Remediation Action Plan for Proposed School Redevelopment at Schofields Public School, Cnr St Albans & Junction Roads, Schofield</i> 20/03/2019s, NSW, 2762, 17/08/2019 (Remediation Action Plan)</p> <p>Email from Contaminated Sites Auditor to SINSW 02/08/19 14:22.</p> | <p>The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed.</p> <p>Observation: in the correspondence, the Contaminated Sites Auditor noted that it would raise and issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23. Additional information has been sought to clarify this.</p> | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B10 | 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 [insert relevant land use] land use and be provided to the satisfaction of the Certifying Authority. | 30/03/2011- Letter confirming engagement of NSW EPA accredited contaminated sites auditor, Ramboll Australia Pty Ltd Email from Site auditor to SINSW 02/08/19 14:22. | The auditor advised that they were satisfied with remediation and that works could proceed. Observation: in the correspondence, the Contaminated Sites Auditor noted that it would raise and issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23. Additional information has been sought to clarify this. | Compliant |
| Unexpected Contamination Procedure | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|------------------------|---|--|---|-------------------|
| B11 | 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 B21 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. | ADCO- General Requirements- Contaminants ADCO-General Requirements- Cultural Heritage | The documents describe the steps to be undertaken with contamination. Earthworks have yet to commence. Observation: The unexpected finds protocol presented as evidence against this condition, does not satisfy the requirements of the condition. The Unexpected Finds Protocols posted on the notice boards outside the site office, and in the training room are inconsistent and do not align with the version presented against this condition. The unexpected finds protocol needs to be updated to capture the second part of this condition and all signs and notices should be consistent with the final protocol. | Not triggered |
| Utilities and Services | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B12 | Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers. | <p>26/11/2018 Letter Sydney Water to Schofield Public School- Notice of anticipated requirements for s 73 Certificate</p> <p>18/04/19 letter from Jemena to SINSW for acceptance to undertake gas connection works</p> <p>Endeavour energy design and endorsement 510067</p> <p>Endeavour SER for sub and connection</p> | <p>Approval from Sydney water obtained.</p> <p>Approval from Jemena obtained.</p> <p>Energy being delivered on behalf of BCC. BCC obtained prior approval.</p> | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B13 | 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. | <p>Shelmerdines Consulting Engineers- 22/11/2018- Preliminary Electrical Maximum Demand</p> <p>Email 08/03/2019- Shelmerdines to TKD Architects re electrical supply and telecommunications</p> <p>Endeavour energy design and endorsement 510067</p> <p>Endeavour SER for sub and connection</p> | Energy being delivered on behalf of BCC. BCC obtained prior approval. | Compliant |
| Community Communication Strategy | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B14 | <p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. | <p>CCS available on school infrastructure website at https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/s/schofield-s-ps/ssd/B14_-_CCS.pdf</p> | CCS fulfils requirements of condition B14. | Compliant |
| B15 | The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. | 10/04/2019 Letter from DPE nominee of Secretary approving CCS for SSD 8740 | CCS approved by nominee of Planning Secretary on 10/04/2019 | Compliant |
| B16 | 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. | 10/04/2019 Letter from DPE nominee of Secretary approving CCS for SSD 8740 | CCS approved 10/04/2019 Works commenced 22/05/19 | Compliant |
| Ecologically Sustainable Development | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|------------------|---|--|---|-------------------|
| B17 | 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. | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office":</p> <p>"-Email correspondence dated 28 March 2019, confirming receipt of application and executed certification agreement for Green Star registration by Green Building Council of Australia"</p> <p>28/03/2019 Email confirming receipt of application for Green Star certification</p> | <p>Application dated 28/03/2019. PCA acceptance received 21/05/19</p> <p>Notified commencement of construction was 22/05/19</p> | Compliant |
| Outdoor Lighting | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-------------------------------------|---|--|---|-------------------|
| B18 | Prior to commencement of construction, 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. | <p>21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “-Certificate of Design – Electrical Services prepared by Shelmerdines Consulting Engineers dated 13 March 2019”</p> <p>13/03/2019 letter from Shelmerdines Consulting Engineers to TKD Architects, Certificate of design – electrical services</p> | <p>Details of lighting submitted to PCA, documents “accepted” by PCA by letter dated 21/05/2019</p> <p>Notified commencement of construction was 22/05/19</p> | Compliant |
| Access for People with Disabilities | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|---|---|---|-------------------|
| B19 | The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the 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. | <p>PCA- Crown Certificate under ss 81A(6) and 109R EPA Act dated 12/06/2018- to “certify that the proposed design shall accord with the technical provisions of the Building Code of Australia (BCA) Volume 1 edition 2016 amendment 1, subject to compliance with the design documentation and conditions of issue listed below”</p> <p>Design Confidence (PCA) Design Certificate 12/06/18.</p> | Design Confidence has issued a Design Certificate confirming the Project complies with the BCA. | Compliant |
| Environmental Management Plan Requirements | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B20 | <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p> | <p><i>Project Management Plan, Environmental Management Plan, Environmental Risk Register, Schofields Public School 60 St Albans Road, Schofields NSW, ADCO, V1 dated 05/03/2019 (the CEMP), and the sub-plans as listed in CoC B21.</i></p> <p>ADCO, General Requirements, Contaminants</p> <p>ADCO, General Requirements, Cultural Heritage</p> | <p>Construction Environmental Management Plan (CEMP) under CoC B21 is a suite of documents. In combination they address the requirements of this condition. Noise baseline data has been obtained. Statutory requirements and KPIs are identified in the CEMP and sub-plans. Measures for compliance and monitoring are identified within the CEMP and sub-plans. Contingency, incident response, investigation and corrective actions are within the CEMP. Periodic review is in the CEMP</p> | Compliant |
| Construction Environmental Management Plan | | | | |

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| B21 | <p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) 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; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B23);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B24);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B25);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B26);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p> | <p><i>Project Management Plan, Environmental Management Plan, Environmental Risk Register, Schofields Public School 60 St Albans Road, Schofields NSW, ADCO, V1 dated 05/03/2019 (the CEMP)</i></p> <p>AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (the CTPMSP)</p> <p><i>Schofields Public School Construction Noise & Vibration Management Plan, March 2019, Wilkinson Murray (CNVMSP)</i></p> <p>ADCO, 01/11/2018, <i>Waste Management Plan Schofields Public School (The CWMSP)</i></p> <p>ADCO, General Requirements <i>Erosion and Sediment Management, SPS Sediment16-162_C11[C1] Sediment Control Plan, Woolacotts, April 2019</i></p> | <p>The CEMP lacks a number of the matters set out at CoC B21, specifically:</p> <p>(a)(iv)- details of stormwater control and discharge.</p> <p>(a)(vi)- groundwater management plan</p> <p>The Auditor notes that the matters at B21(h) are included in the CSWMP (but not the CEMP).</p> | Non-compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | <p>(in combination, the CSWMSP)</p> <p>ADCO, General Requirements, Contaminants (unexpected find protocol)</p> <p>ADCO, General Requirements, Cultural Heritage (Unexpected finds protocol heritage)</p> | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B22 | 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. | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Letter prepared by TKD Architects confirming the CEMP satisfied condition B22 dated 3 May 2019"</p> <p>03/05/2019 letter from TKD Architects to Crown Certifying Authority, stating that "The CEMP has been reviewed and cross checked against the conditions by this office. (refer to the attached summary table at the end of this letter). The documentation issued satisfies condition B.22."</p> <p>Letter of submission of CEMP to DPIE, 10/05/19</p> | The PCA approved the CEMP and sub-plans on 6/5/19 with further confirmation on 21/05/19). The Approved CEMP was submitted to the Department on 10/05/19. Notified date of commencement of construction was 22/05/19. | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B23 | <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"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. | <p>AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (CTPMSP)</p> <p>Email 11/03/2019, from ADCO to RMS providing copy of CTPMSP for comments and review</p> <p>Email 11/03/2019 from ADCO to Blacktown Council providing copy of CTPMSP for comments and review</p> <p>Email 09/04/2019 from Blacktown Council to ADCO, no objection to CTPMSP</p> <p>Email 13/03/2019 from RMS to ADCO, advising that Blacktown Council is the authority with the care and control of the relevant roads</p> | <p>The CTPMSP does not include the driver code of conduct required at B23(e) or the monitoring program required by B23(f).</p> | Non-compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B24 | <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) 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 B24(d); and (f) include a complaints management system that would be implemented for the duration of the construction. | <i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) | No evidence that the strategies listed in the CNVMSP have been developed with the community, as required by CoC B24(d) and (e). | Non-compliant |
| B25 | <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. | ADCO, 01/11/2018, <i>Waste Management Plan Schofields Public School</i> (The CWMSP) | <p>Although the CWMSP sets out "a list of estimated targets for waste products generated on this project", these targets are percentages rather than quantities. Similarly, although the CWMSP sets out how waste will be disposed of, it does not detail the proposed locations</p> <p>The Auditor notes that, although there is no discussion in the CWMSP of containment and control of emission of fibres to the air, p 9 estimates 0% of waste will be asbestos.</p> | Non-compliant |

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| B26 | <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas. (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) 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). | <p>ADCO, General Requirements <i>Erosion and Sediment Management</i>, SPS <i>Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, April 2019 (in combination, the CSWMSP)</p> <p>Woolacotts Consulting Engineers, April 2019, Plan of the proposed development setting out proposed sediment control measures and locations of those measures, C11-C1</p> <p>13/03/2019-12/04/2019 Email chain between TKD Architects (Paul Dyson) and Blacktown City Council (Tony Merrilees)</p> <p><i>Environmental Impact Statement Schofields Public School 60 St Albans Road, Schofields, Urbis, March 2018</i> (from major projects website)</p> | <p>Non-compliant: The Auditor notes that no one document fulfils all of the various criteria for the CSWMSP. The Auditor has taken the following two documents, read together, as the CSWMSP for the project:</p> <ul style="list-style-type: none"> - ADCO, General Requirements <i>Erosion and Sediment Management</i> - SPS <i>Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, April 2019. <p>Additionally, the Plan is not explicit in actions during different flood flows. The civil engineer responsible confirmed via separate correspondence that the plan (and the recommended controls) apply to all flow events. With this in mind, the Auditor expects to see all controls fully in place prior to small and large events.</p> | Non-compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | Email correspondence from civil engineer 22 and 23/08/19 | | |
| Construction Parking | | | | |
| B27 | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for construction and heavy vehicles (excluding site personnel) to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities. | AAA Traffic Control Pty Ltd, <i>Construction Traffic Management Plan</i> , 13/02/2019 | No need for HV parking. Laydown sighted TCPs in CTPMSP. | Compliant |
| Road Design and Traffic Facilities. | | | | |
| B28 | All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works. | Interview with auditees 05/08/19 Site inspection 05/08/19 | No road and traffic facility works are being delivered by the project. These are being delivered by BCC. | Not triggered. |
| Stormwater Management System | | | | |

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|-----|--|---|---|-----------|
| B29 | <p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development in consultation with Council and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) must include use of an on-site concrete detention tank (rather than Atlantis cells); (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; and (f) divert existing clean surface water around operational areas of the site. | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Email correspondence dated 4 April 2019, relating to Blacktown City Council acceptance of deferment of condition B29(c)"</p> <p>Email chain 13/03/2019-26/03/2019 between Woolacotts (James Georgiades), TKD Architects (Paul Dyson), Blacktown City Council (Tony Merrilees)</p> <p>Email chain 03/04/2019-04/04/2019 between Dept Education (Claudio Savian), Blacktown CC (Tony Merrilees), Cadence Australia (Bonde Ilievski)</p> <p>Woolacotts, May 2019, On site detention tank plan, C14-C2</p> <p>Woolacotts, April 2019, Civil Details- sheet 3, C12-C2</p> | <p>Woolacotts engineering has prepared design plans for operational stormwater management plan. The plans were prepared in consultation with BCC. PCA has provided satisfaction</p> | Compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|--|--|---|-------------------|
| | | Woolacotts, April 2019, Civil Details- sheet 4, C13-C2 Woolacotts, April 2019, Civil Works Plan- sheet 5, C6-C3 | | |
| B30 | The nineteen (19) 200 micron Enviropods and eighteen (18) 460mm high Stormfilter cartridges supplied by Stormwater 360 are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product. | Email chain 08/05/2019-10/05/2019, between ADCO (Albert Wong), Woolacotts (James Georgiades), TKD Architects (Paul Dyson), Cadence Australia (Mary Sakr) | Email chain details that "The requirement for enviropod inserts and the stormfilter cartridges have been documented on civil drawings C9 and C6 respectively." And that "ADCO will construct the below in accordance to Woolacott's design documentations." | Compliant |
| Operational Noise – Design of Mechanical Plant and Equipment | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|--|--|---|-------------------|
| B31 | Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Assessment by Wilkinson Murray dated September 2017, 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 recommended operational noise levels identified in the Noise and Vibration Assessment by Wilkinson Murray dated September 2017. | <p>21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “Mechanical Services – Acoustics Design Statement prepared by Wilkinson Murray confirming mechanical services documentation satisfies the requirements of condition B31, dated 16 April 2019”</p> <p>16/04/2019 Letter Wilkinson Murray (Lee Hudson) to TKD Architects (Paul Dyson), <i>Schofields Public School – Design Statement; Mechanical Services-Acoustics</i></p> | Certifying authority has “accepted” “Mechanical Services – Acoustics Design Statement prepared by Wilkinson Murray confirming mechanical services documentation satisfies the requirements of condition B31, dated 16 April 2019” | Compliant |
| Construction and Demolition Waste Management | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|--|---|---|-------------------|
| B32 | 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. Operational Waste Storage and Processing B33. Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. | Email chain, 11/03/2019-13/03/2019 between RMS (Mohammed Irfan), ADCO (Albert Wong) Email chain 11/03/2019-09/04/2019, between ADCO (Albert Wong) and Blacktown CC (Abdun Noor) re CTAMP | Routes were reported to RMS and BCC. | Compliant |
| Operational Waste Storage and Processing | | | | |
| B33 | Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. | Letter, 08/03/2019, Schofields Public School (Colin Ross) "to whom it may concern", setting out waste and recycling contract and days of collection | BCC does not undertake waste removal. It is managed via a private waste contractor. | Not triggered. |
| Mechanical Ventilation | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|----------------------|--|--|--|-------------------|
| B34 | All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction. | <p>21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “Certificate of Design – Mechanical Services prepared by Shelmerdines Consulting Engineers dated 5 April 2019”</p> <p>‘Certificate of design – mechanical services’, 12/06/2018, from Shelmerdines Consulting Engineers “certify that the design of the mechanical services for the above project is in accordance with the requirements of the Building Code of Australia, relevant Australian Standard and relevant conditions of the Development Consent.” Including Australian Standards AS/NZS 1668.1-2015 and AS1668.2-2012.</p> <p>Design Confidence (PCA) Design Certificate 12/06/18.</p> | <p>Certifying authority has “accepted” “Certificate of Design – Mechanical Services prepared by Shelmerdines Consulting Engineers dated 5 April 2019”</p> <p>Design Confidence has issued a Design Certificate confirming the Project complies with the BCA.</p> | Compliant |
| Rainwater Harvesting | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|----------------------|---|---|---|-------------------|
| B35 | Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. | <p>Letter 18/04/2019, Woolacotts to TKDA, stating "We certify that the design of the rainwater re-use is fit for purpose as shown on drawings listed in schedule A."</p> <p>Drawing H14A, Schofields Public School Detail Sheet, October 2018, Woolacotts Consulting Engineers</p> <p>Drawing H01A, Schofields Public School Site Plan, May 2018, Woolacotts Consulting Engineers</p> | Woolacotts principal engineer certified the rainwater harvest system. | Compliant |
| Roadworks and Access | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|--|---|--|-------------------|
| B36 | Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles. | <p>AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19</p> <p>Email 11/03/2019, from ADCO to RMS providing copy of CTMP for comments and review</p> <p>Email 11/03/2019 from ADCO to Blacktown Council providing copy of CTMP for comments and review</p> <p>Email 09/04/2019 from Blacktown Council to ADCO, no objection to CTMP</p> <p>Email 13/03/2019 from RMS to ADCO, advising that Blacktown Council is the authority with the care and control of the relevant roads</p> | This information is captured in the CTAMP, which was consulted on with BCC. Refer CTAMP and consultation letter for B23. | Compliant |
| Car Parking and Service Vehicle Layout | | | | |

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|-----|--|---|--|-----------|
| B37 | <p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 18 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. | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Design Compliance Statement prepared by Traffix confirming compliance with the requirements of condition B37, dated 18 April 2019"</p> <p>18/04/2019 letter, 'Design Compliance Statement for Construction Certificate' from Traffix Traffic and Transport Planners to TDKA, confirming "that the abovementioned drawings have been drafted in accordance with the relevant Australian Standard AS2890.1 (2004) and AS2890.2 (2002) as applicable."</p> <p>Drawing titled '8 SSDA Condition B2- Parking'</p> <p>Drawing titled '9 SSDA Condition B37 – Turning circle'</p> | <p>Certifying authority has "accepted" submission of "Design Compliance Statement prepared by Traffix confirming compliance with the requirements of condition B37, dated 18 April 2019"</p> | Compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | Specs for 'Frontlift Truck 8 x 4' | | |
| Bicycle Parking and End-of-Trip Facilities | | | | |
| B38 | <p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 48 staff and visitor/student bicycle parking spaces as shown on the proposed site plan AR-TD-SSD-1102 Rev A, dated 16/10/18; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Design statement prepared by TKD Architects confirming compliance with condition B38, dated 5 April 2019"</p> <p>05/04/2019 letter, from TKDA (Paul Dyson) to PCA, setting out compliance with CoC B38</p> <p>Street Furniture Australia, August 2018, specs for semi hoop bike parking, including "complies with AS2890.3 Class 3"</p> <p>Drawing titled 'Schofields Public School SSDA Response', TKDA, August 2017, drawing No. AR-SSDA-SK02</p> | <p>Certifying authority has "accepted" the 05/05/2019 letter from TKDA, setting out B38(a)-(e) and that "these conditions have been addressed"</p> | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| Public Domain Works | | | | |
| B39 | 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. | 21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "- Landscape Masterplan prepared by Context Landscape Design dated 19 January 2018 – Drawing Number L101, Issue A. Site Demolition Plan prepared by TKD Architects dated 26 March 2018 – Drawing Number AR-TD-SSD-1201, Revision P6 - Civil Works Plan – Sheet 1 prepared by Woolacotts Consulting Engineers dated 15 November 2018 – Drawing Number C2, Amendment C1 - Civil Works Plan – Sheet 4 prepared by Woolacotts Consulting Engineers dated 15 November 2018 – Drawing Number C5, Amendment C1" | No public domain or footpath works undertaken | Not triggered. |
| Compliance Reporting | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B40 | No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Compliance Monitoring and Reporting Program prepared by OneThree Consulting (Revision V1.0) dated May 2019"</p> <p>Letter SINSW to THE DEPARTMENT 3/5/19.</p> <p><i>Compliance Monitoring and Reporting Program Project: Schofields Public School, May 2019, OneThree Consulting</i></p> | The CMRP was prepared and submitted to the necessary parties by the required time. | Compliant |
| B41 | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). | <p>Schofields Public School Pre-Construction Compliance Report, Cadence 20/05/19</p> <p>Letter of submission of Pre-Construction Compliance Report to DPIE, dated 21/05/19</p> | Only one compliance report has been required to be prepared and submitted to date. This report was prepared on 20/05/19 and submitted 21/05/19. | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B42 | The Department of Education must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done | <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Pre-Construction Compliance Report prepared by Cadence Australia dated 20 May 2019, Version 2.0"</p> <p><i>Schofields Public School Pre-Construction Compliance Report, v 2.0, 20 May 2019, Cadence Australia</i></p> <p>Email, 20/06/2019, Cadence (Mary Sakr) to PCA (Nicolas Hurtado) attaching PCCR</p> <p>Email, 21/05/2019, Cadence (Mary Sakr) to PCA (Nicolas Hurtado and Beatrice Ong) attaching PCCR</p> <p>Letter of submission of Pre-Construction Compliance Report to DPIE, dated 21/05/19</p> | Non-compliance: The Pre-Construction Compliance Report was re-submitted to the Department on 20/06/19 following comments from the Department on the original submission. On 30/08/19, the Project website still did not contain the Pre-Construction Compliance Report. | Non-compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| B43 | 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 | - | The project has only recently started construction. | Not triggered |
| PART C DURING CONSTRUCTION | | | | |
| Approved Plans to be On-site | | | | |
| C1 | 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. | Site inspection 05/08/19 | Plans were available on site | Compliant |
| Site Notice | | | | |
| C2 | <p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> (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. | Site inspection 05/08/19 | <p>Site notices were in a prominent location and contained the relevant information with the exception of the details of the PCA (Design Confidence). . T</p> <p>Non-compliance: the site notice board does not include the details of the PCA</p> | Non-compliant |
| Operation of Plant and Equipment | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-------------------|--|---|---|-------------------|
| C3 | <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. | <p>Hammertech plant maintenance records</p> <p>Hammertech operator competency files</p> | <p>Hammertech tracks service completed and service due. Current hours. All plant is tracked to check when service is due.</p> <p>Hammertech maintains operator tickets and that operators have signed into SWMS (e.g.: excavation and basecourse).</p> <p>No issues observed on site.</p> | Compliant |
| Demolition | | | | |

| | | | | |
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| C4 | <p>Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p> | <p>Project Management Plan (Major Works), Beasy Pty Ltd, 18/01/2019</p> <p>Memo titled "Crown Certificate", Beasy Pty Ltd, undated, stating "Please be advised that Beasy Pty Ltd will undertake works in accordance with the Code of Practice for Demolition Work (September 2016) for the above project. Please note works will also be conducted under the guidance of AS2601-2001."</p> <p>Stage 1 Demolition Plan, ADCO, prepared by Tanner Kibble Denton Architects, dated 09/11/2018</p> <p>21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office":</p> <p>"- Crown Certificate (Statement of Compliance) prepared by Beasy</p> | <p>A statement of compliance has been presented as has PCA acceptance.</p> | Compliant |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | <ul style="list-style-type: none"> - Project Management Plan (Major Works) prepared by Beasy dated 18 January 2019, Version 4 - Site Demolition Plan prepared by TKD Architects dated 9 November 2018 – Drawing Number AR-TD-CD-1201, Revision A - Stage 1 Demolition Plan prepared by ADCO - Stage 2 Demolition Plan prepared by ADCO” | | |
| Construction Hours | | | | |
| C5 | <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p> | <p>Induction sighted 05/08/19</p> <p>Site inspection 05/08/19</p> | <p>Construction hours are identified in the Project induction and posted on internal notice board.</p> <p>Observation: the Saturday hours on the notice board are stated as 7am-3pm and do not align with the hours in this condition.</p> | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C6 | Activities may be undertaken outside of the hours in condition C5 if required: <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. | <i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) Interview with auditees 05/08/19 | The CNVMSP details when OOHW can occur. The Project team acknowledged that they may need to seek Departmental approval for OOHW and that this would have a 28 day lead time. | Not triggered |
| C7 | Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | <i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) Interview with auditees 05/08/19 | The CNVMSP details this requirement. The Project team acknowledged that they would notify potentially affected stakeholders should OOHW be required. | Not triggered |
| C8 | Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. | Interview with auditees 05/08/19 | The works do not require these construction methods. | Not triggered |
| Implementation of Management Plans | | | | |
| C9 | The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | Site inspection 05/08/19 The documents and evidence referred to in Appendix B | The Project was observed to be implementing the CEMP and sub-plans. Refer to appendix B for specifics. | Compliant |
| Construction Traffic | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C10 | All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping. | Site inspection 05/08/19 AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (CTPMSP) | The CTPMSP identifies HV access and egress. No HVs park on site other than for loading and unloading. No issues observed on site. | Compliant |
| Road Occupancy Licence | | | | |
| C11 | A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities. | Interview with auditees 05/08/19 | There has not been a need for an ROL to date. | Not triggered |
| SafeWork Requirements | | | | |
| C12 | To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements. | Site inspection 05/08/19 Hammertech software tool | The site is suitably secured. Hammertech is an online system that tracks training, tickets and so forth and is managed by the site safety advisor. No issues observed. To note: SafeWork NSW conducted an unannounced site inspection on the same day as the site component of the audit. | Compliant |
| Hoarding Requirements | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C13 | <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. | Site inspection 05/08/19 | <p>No hoarding is installed.</p> <p>No graffiti was observed on site fencing.</p> | Compliant |
| No Obstruction of Public Way | | | | |
| C14 | <p>The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.</p> | Site inspection 05/08/19 | The works are wholly contained within the Project boundary. There are no obstructions. | Compliant |
| Construction Noise Limits | | | | |
| C15 | <p>The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p> | <p>Site inspection 05/08/19</p> <p>Project updates December 2018 – June 2019.</p> | <p>Notified of commencement of demolition to school and residents.</p> <p>Complaints register has not identified any issues with noise on the SSD (check register online).</p> <p>Observation: No noise or vibration monitoring has been undertaken, and the CNVMSP is unclear as to when this should occur. It is recommended that the Project get clarification as to when to monitor as this is an effective measure in managing noise impacts on the adjacent receivers.</p> | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C16 | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5. | Induction sighted 05/08/19 Site inspection 05/08/19 | Construction hours are identified in the Project induction and posted on internal notice board. Observation: the Saturday hours on the notice board are stated as 7am-3pm and do not align with the hours in this condition. | Compliant |
| C17 | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers. | Site inspection 05/08/19 | The site size or layout means that plant movements are not extensive. | Compliant |
| C18 | Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site. | Refer response to CoCs C5 – C8 and C15 – C17 and Appendix B | The Project does not appear to be emitting noise beyond that predicted in the CNVMSP | Compliant |
| Vibration Criteria | | | | |
| C19 | Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time). | <i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) Site inspection 05/08/19 | The CNVMSP states that vibration impacts do not pose a significant risk. There are no high-vibration activities being undertaken. No issues observed on site. | Compliant |
| C20 | 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 C19. | Site inspection 05/08/19 | No compactors are being used on site. | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C21 | The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B24 of this consent. | <i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) | The CNVMSP identifies that vibration impacts are unlikely but may occur, and provides mitigation measures if needed. | Compliant |
| Tree Protection | | | | |
| C22 | <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees 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 that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment & Development Impact Report by RainTree Consulting dated 19 January 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. | <p>Email from arborist to ADCO 30/7/19</p> <p>Site inspection 05/08/19</p> | <p>Arborist advised on required controls to be implemented to protect trees.</p> <p>Site Tree Protection Zones (TPZ) on site.</p> <p>Observation: some TPZs need to be reinstated to ensure they appropriately protect the trees on site being retained. Specifically, the TPZ needs to be extended on the south-western boundary, a fence panel needs to be removed from a TPZ on the south west boundary. Also following remediation clearance the TPZ needs to be installed on the south eastern boundary (near the temporary school). Refer photos for details.</p> | Compliant |
| Dust Minimisation | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-------------------------------------|---|--------------------------|--|-------------------|
| C23 | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. | Site inspection 05/08/19 | A watercart was available on site. Hoses were also being used. Dust suppression is ongoing. | Compliant |
| C24 | During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (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. | Site inspection 05/08/19 | A watercart was available on site. Hoses were also being used. Dust suppression is ongoing. | Compliant |
| Erosion and Sediment Control | | | | |
| C25 | All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. | Site inspection 05/08/19 | ERSED controls were generally installed correctly. Observation: the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. Sediment fences on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSED Plan and the document commonly referred to as the Blue Book. | Compliant |
| Imported Soil | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C26 | The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department/Certifying Authority upon request. | Material import register June – July 2019. Validation reports x 2. | The register includes material, certificate, volumes. The reports identify that the material is covered under EPA exemption. | Compliant |
| Disposal of Seepage and Stormwater | | | | |

| | | | | |
|-----|--|-------------------------------------|---|---------------|
| C27 | Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> . | Interview with auditees 05/08/19 | <p>No discharges have been required to date and the Project ERSED controls are passive (i.e.: do not require pumping).</p> <p>Observation: This standard condition is problematic as the EPA is generally reluctant to licence non-scheduled activities unless otherwise justified by the applicant. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste. The auditor notes that generally Sydney Water are also reluctant to permit disposal of rainwater captured on construction sites to sewer due to sediment loading. Considering the supposed intention of this condition (to prevent the pollution of waters), the auditor suggests the Project contact the Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the consent even if the discharges comply with S120 of the POEO Act (and do not result in the pollution of waters).</p> | Not triggered |
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| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| Unexpected Finds Protocol- Aboriginal Heritage | | | | |
| C28 | In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH. | ADCO General Requirements - Cultural Heritage | The ADCO General Requirements document relating to heritage identifies the necessary steps in this condition to be followed in the event of encountering a suspected heritage item. | Compliant |
| Unexpected Finds Protocol- Historic Heritage | | | | |
| C29 | If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH. | ADCO General Requirements - Cultural Heritage | The ADCO General Requirements document relating to heritage identifies the necessary steps in this condition to be followed in the event of encountering a suspected heritage item. | Compliant |
| Waste Storage and Processing | | | | |
| C30 | Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. | Site inspection 05/08/19 | Waste skips in designated locations are being used. No waste is observed beyond Project boundary. | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-----------|--|---|--|-------------------|
| C31 | All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | <p>Waste report for June and July 2019 for skip bins.</p> <p>Cleanaway acceptance of classification</p> <p>Cleanaway EPL 4865</p> <p>Chalouie truck run sheets and waste tracking sheets for removal of ACM.</p> <p>Cleanaway tip dockets for ACM.</p> <p>EIS clearance report for grid 7. Clearance report for grids 1 – 6 is being prepared. (refer Ramboll email).</p> | <p>Skip bins wastes are pre-classified (e.g.: GSW, building and demolition waste).</p> <p>Asbestos waste is pre-classified under the Waste Classification guidelines.</p> <p>Material records were available during the audit.</p> | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-----------------------------|--|--|--|-------------------|
| C32 | The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises. | Site inspection 05/08/19 | The site is such that all HVs are positioned within the site. Stabilised access is in place at both gates to prevent material tracking. Observation: The rumble grid on the south western gate needs to be cleaned and its position reviewed against the requirements of the CSWMSP. | Compliant |
| C33 | The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse. | Site inspection 05/08/19 Interview with auditees 05/08/19 | No concrete washout bays were observed on site. Concrete being reused on site as aggregate. Pumperdump is also being used as needed. | Compliant |
| Handling of Asbestos | | | | |
| C34 | The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with. | Notice of intent to remove asbestos to safework – 16/7/19 – 26/03/20 Asbestos removal Licence 212137 Chalouie truck run sheets and waste tracking sheets for removal of ACM. | The Project used licenced asbestos removalists and notified SafeWork of the removal works. The Pre-classified waste material was tracked and records show that it was disposed of at a licenced waste facility. | Compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | Cleanaway tip dockets for ACM. | | |
| Community Engagement | | | | |
| C35 | The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. | <p>Project updates December 2018 – June 2019.</p> <p>Information booth undertaken prior to construction 16/05/19.</p> | <p>Consultation with interested stakeholders has been ongoing during construction.</p> <p>Observation: Communication logs with the existing school and adjacent neighbour was not presented during the site inspection. It is recommended that, as these are the two most affected stakeholders, that specific communications with these stakeholders are formalised, documented and records readily available to those who wish to see the them.</p> | Compliant |
| Independent Environmental Audit | | | | |
| C36 | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit. | Department approval of WolfPeak 7/5/19 | 07/05/2019, letter from Department, nominee of Secretary agreeing to S Fermio and D Low as IA under C36 | Compliant |
| C37 | No later than four weeks before 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. | 21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Independent | Non-compliance: The audit program was submitted on 29/4/19. Construction commenced 22/5/19. | Non-compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | <p>Audit Program prepared by Wolf Peak - Revision V1.1, dated 23 April 2019"</p> <p>Letter SINSW to the Department 29/4/19 submission of audit program.</p> <p>Audit Program, 23/04/2019, WolfPeak</p> | | |
| C38 | <p>Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:</p> <ul style="list-style-type: none"> (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. | Audit Program, 23/04/2019, WolfPeak | The audit program identifies the frequencies as specified by this condition and the IAPAR | Compliant |
| C39 | In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced | Audit Program, 23/04/2019, WolfPeak | The audit program identifies the frequencies as specified by this condition and the IAPAR | Compliant |
| C40 | <p>Independent Audits of the development must be carried out in accordance with:</p> <ul style="list-style-type: none"> (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 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). | This audit | <p>This audit is being conducted in accordance with the IAPAR.</p> <p>Non-compliance: the first audit report will not be submitted within 8 weeks of commencement of construction (being 8 weeks from 22/05/2019 which is 17/07/19).</p> | Non-compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| C41 | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: <ul style="list-style-type: none"> (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 Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | This audit | These steps are undertaken following completion of the Audit. | Not triggered. |
| C42 | 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 be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | - | The Project is in the early stages of construction. | Not triggered. |
| Incident Notification, Reporting and Response | | | | |
| C43 | 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. | Interview with auditees 05/08/19 | No notifiable incidents were identified during the audit period. | Not triggered |
| C44 | Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1. | Interview with auditees 05/08/19 | No notifiable incidents were identified during the audit period. | Not triggered |
| Non-Compliance Notification | | | | |
| C45 | 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. | Interview with auditees 05/08/19 | <p>Non-compliance: the auditees indicated on 05/08/19 that it was aware that it failed to comply with A20. This non-compliance was not reported to the Department in accordance with CoC C45-47.</p> <p>Observations: the Pre-Construction Compliance Report identified a potential non-compliance against CoC C37 and presents reasoning</p> | Non-compliant |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | | | for the matter being considered compliant. This audit confirms the alternative position and finds that CoC C37 was not complied with. Notifications to the Department under CoC C45-47 will need to occur for non-compliances confirmed through this audit. | |
| C46 | 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.. | Refer response to CoC C45 | Refer response to CoC C45 | Non-compliant |
| C47 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance | Refer response to CoC C45 | Refer response to CoC C45 | Non-compliant |
| Revision of Strategies, Plans and Programs | | | | |
| C48 | Within three months of: (e) the submission of a compliance report under condition B40; (f) the submission of an incident report under condition C43; (g) the submission of an Independent Audit under condition C40; (h) 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. | Interview with auditees 05/08/19 | No revisions have occurred as yet. Observation: the Project will need to undertake a review of the strategies, plans and programs required under this consent and in accordance with this condition within 3 months of submission of the Pre-Construction Compliance Report. | Not triggered. |
| C49 | 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. | Interview with auditees 05/08/19 | No revisions have occurred as yet. If revisions occur, they will need to be done to the PCAs satisfaction within 6 weeks of the review. | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|---|--------------------|--|-------------------|
| | <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i> | | | |
| PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE | | | | |
| Notification of Occupation | | | | |
| D1 | The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | | | Not triggered |
| External Walls and Cladding | | | | |
| D2 | Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | | | Not triggered |
| D3 | The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it. | | | Not triggered |
| Post-construction Dilapidation Report | | | | |
| D4 | <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"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council. | | | Not triggered |
| Protection of Public Infrastructure | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| D5 | <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by this consent.</i></p> | | | Not triggered |
| Utilities and Services | | | | |
| D6 | Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> . | | | Not triggered |
| Works as Executed Plans | | | | |
| D7 | Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority. | | | Not triggered |
| Green Travel Plan | | | | |
| D8 | <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> <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Blacktown City Council and (Sydney Coordination Office) Transport for NSW; 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; c) include specific tools and actions to help achieve the objectives and mode share targets; 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 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 both schools at appropriate times throughout the academic year. | | | Not triggered |
| Operational Transport and Access Management Plan (OTAMP) | | | | |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|-----------|---|--------------------|--|-------------------|
| D9 | <p>An OTAMP is to be prepared for the school (or separately for each 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> <ul style="list-style-type: none"> (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; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking located within Junction Road and St Albans Road, including staff management/traffic controller arrangements; (d) the location and operational management procedures of the drop-off and pick-up of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations along Junction Road and St Albans Road, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) restrictions on hours for delivery and services vehicle access onto the site outside core school hours; (g) restriction on hours for use of the four parking spaces located within the turning area to the south of the existing car park to times outside of the service vehicle delivery hours as required by Condition D9(f); (h) management of approved access arrangements; (i) 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 in Junction Road and St Albans Road; (j) car parking arrangements and management associated with the proposed use of school facilities by community members; and (k) a monitoring and review program. <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|---|--------------------|--|-------------------|
| | The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development. | | | |
| School Zones | | | | |
| D10 | Installation of all required School Zone signage, speed management signage and associated pavement markings along Junction Road and St Albans Road is to be completed prior to commencement of occupation of the development. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i> | | | Not triggered |
| D11 | Following installation of School Zone signage, speed management signage and associated pavement markings along Junction Road and St Albans Road, as required by condition D10, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of operations. | | | Not triggered |
| D12 | The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed. | | | Not triggered |
| Mechanical Ventilation | | | | |
| D13 | 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: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade. | | | Not triggered |
| Infrastructure Upgrades and Car Parking Arrangements | | | | |
| D14 | Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the new school building must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating: (a) an agreement has been reached between the Applicant and Council for the shared usage of car parking at Schofields Park for staff on school days. (b) signage and marking have been installed which nominates four parking spaces located in the approved manoeuvring area on the southern side of the existing car park as staff/visitor spaces and restricts use of these spaces to times set out in Condition D9. | | | Not triggered |

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| | (c) Kerb, gutter and footpath along the eastern frontage has been constructed along Junction Road between Station Street and St Albans Road. | | | |
| Road Damage | | | | |
| D15 | 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 |
| Fire Safety Certification | | | | |
| D16 | 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 |
| Structural Inspection Certificate | | | | |
| D17 | 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: <ul style="list-style-type: none"> (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. | | | Not triggered |
| Compliance with Food Code | | | | |
| D18 | 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 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation. | | | Not triggered |
| Stormwater Quality Management Plan | | | | |
| D19 | 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: <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
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| | (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. | | | |
| D20 | Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation. | | | Not triggered |
| On-Site Detention System | | | | |
| D21 | Provide a Restriction to User and Positive Covenant over the On-Site Detention System in accordance with the requirements of Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with Land & Property Information. | | | Not triggered |
| D22 | Provide a minimum 4m wide drainage easement with a Restriction to User over Lot 20 DP 2912 over the centreline of the existing Council stormwater pipe in favour of Council as per the Engineering Guide for Development. The Restriction to User and drainage easement must be registered with NSW Land Registry Service. | | | Not triggered |
| D23 | Provide a minimum 2.5m wide drainage easement with a Restriction to User over Lot 20 DP 2912 over the centreline of the proposed 525mm stormwater pipe in favour of Lot 21 DP 2912 as per the Engineering Guide for Development. The Restriction to User and drainage easement must be registered with NSW Land Registry Service. | | | Not triggered |
| D24 | Provide a Restriction to User and Positive Covenant for Overland Flowpath from Junction Street over the full width of the overland flow extents in the peak 1 in 100 year ARI event considering the Council pipe half blocked in accordance with the requirements of the Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services. | | | Not triggered |
| D25 | The restrictions to user and positive covenants referred to in D21-D24 above must be established at no cost to Council. | | | Not triggered |
| Rainwater Harvesting | | | | |
| D26 | A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building. | | | Not triggered |
| Warm Water Systems and Cooling Systems | | | | |
| D27 | The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease. | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--|---|--------------------|--|-------------------|
| Outdoor Lighting | | | | |
| D28 | <p>The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <ul style="list-style-type: none"> (a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.</p> | | | Not triggered |
| Signage | | | | |
| D29 | Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation. | | | Not triggered |
| D30 | 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 |
| D31 | '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 |
| Operational Waste Management Plan | | | | |
| D32 | <p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the operational waste management plan prepared by Foresight Environmental dated 13 February 2018. | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|----------------------------------|---|--------------------|--|-------------------|
| Validation Report | | | | |
| D33 | <p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <ul style="list-style-type: none"> (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); (d) include, but not be limited to: <ul style="list-style-type: none"> (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) discussion of the suitability of the remediated areas for the intended land use; and (vii) any other requirement relevant to the project. Site Audit Report and Site Audit Statement | | | Not triggered |
| D34 | 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). | | | Not triggered |
| D35 | Within 12 months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's <i>Guidelines for the NSW Site Auditor Scheme</i> (3rd Edition) 2017. | | | Not triggered |
| Landscape Management Plan | | | | |
| D36 | <p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) detail the 46 new trees and plant species to be planted on-site; | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|---|--------------------|--|-------------------|
| | (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (c) be consistent with the Applicant's Management and Mitigation Measures at RtS. | | | |
| Speed Limit Authorisation | | | | |
| D37 | The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. | | | Not triggered |
| Ecologically Sustainable Development | | | | |
| D38 | Within six 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 |
| Heritage Interpretation Strategy | | | | |
| D39 | The Applicant must implement the most recent version of the Heritage Interpretation Strategy prepared by TKD Architects. The strategy must include: (a) An interpretive panel including text and appropriate images; (b) Display Aboriginal archaeological items that may be found on the site with explanatory text describing their meaning; (c) Interpretive content in the school's website; | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|--|--------------------|--|-------------------|
| | (d) Compilation of oral histories given by people associated with the school in the past; (e) Retain in situ the 1923 building, Federation Pathway, John Curtin memorial tree and Gallipoli memorial tree. Install plaques concisely describing their history and meaning; (f) Children's artwork describing their response to the school | | | |
| D40 | A copy of the Heritage Interpretation Strategy must be provided to Council and the Certifying Authority and a copy retained on site. | | | Not triggered |
| PART E POST OCCUPATION | | | | |
| Out of Hours Event Management Plan | | | | |
| E1 | The Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. | | | Not triggered |
| E2 | 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. | | | Not triggered |
| E3 | The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use. | | | Not triggered |
| E4 | The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) 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, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|---|--------------------|--|-------------------|
| E5 | 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 community event or use. | | | Not triggered |
| E6 | The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use. | | | Not triggered |
| Operation of Plant and Equipment | | | | |
| E7 | 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 |
| Community Communication Strategy | | | | |
| E8 | 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 |
| Unobstructed Driveways and Parking Areas | | | | |
| E9 | 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 |
| Operational Noise Limits | | | | |
| E10 | The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Assessment prepared by Wilkinson Murray dated September 2017. | | | Not triggered |
| E11 | The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified the Noise and Vibration Assessment prepared by Wilkinson Murray dated September 2017. 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 | | | Not triggered |

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|--------------------------------|---|--------------------|--|-------------------|
| | operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers. | | | |
| Green Travel Plan | | | | |
| E12 | The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented. | | | Not triggered |
| Outdoor Lighting | | | | |
| E13 | Notwithstanding Condition D28, 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 |
| Fire Safety Certificate | | | | |
| E14 | 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 |
| Landscaping | | | | |
| E15 | The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development. | | | Not triggered |
| Bunding | | | | |
| E16 | The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007). | | | Not triggered |

Appendix B. CEMP and Sub-plans

| Unique ID | Compliance requirement | Evidence collected | Independent Audit findings and recommendations | Compliance Status |
|---|---|--|--|-------------------|
| Community Communication Strategy (CoC B14) | | | | |
| Table 3: 1300 community information line | <p>The free call 1300 482 651 number is published on all communication materials and is manned by SINSW.</p> <p>All enquiries that are received are referred to the appointed C&E Manager and/or Senior Project Director as required and logged in the CRM.</p> <p>Once resolved, a summary of the conversation is updated in the CRM.</p> | <p>Number tested 06/08/19</p> <p>Site inspection 05/08/19</p> | In operation and posted on fenceline. | Compliant |
| Table 3: CRM database | <p>All projects are created in SINSW 's Customer Relationship Management system -Darzin- at project inception.</p> <p>Interactions, decisions and feedback from stakeholders are captured, and monthly reports generated.</p> <p>Any enquiries and complaints are to be raised in the CRM and immediately notified to the Senior Project Director, Project Director and Community Engagement Manager.</p> | <p>Interview with auditees 05/08/19</p> <p>Project website</p> | SINSW continue to adopt darzin as the database and collect the necessary information | Compliant |
| Table 3: Newsletters | <p>Available in hard copy and electronic format. A monthly or quarterly newsletter providing updated information on project scope, benefits, construction progress, achievement of project milestones and other project related issues of interest.</p> <p>Similar to an info pack in content, but used as a regular high level update for the community.</p> | <p>Project updates from December 2018 – June 2019</p> | Project updates are being issued monthly and are available on line. | Compliant |
| Construction Environmental Management Plan (CoC B21) | | | | |
| Flora and Fauna (p 21) | <ul style="list-style-type: none"> Flora and fauna protection will be managed as prescribed in development approvals etc; | <p>Sighted TPZs in the field 05/08/19</p> | No fauna encounters have occurred. | Compliant |

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| | <ul style="list-style-type: none"> Protective controls will be erected around trees and shrubs with denoted signage e.g. tree protection zone No materials to be stored over root systems as prescribed in approvals. Compliance to specific flora or fauna requirements set out in the approvals is mandated and the responsibility of ADCO management. Any wildlife is to be protected. National Parks or Local Council to be contacted upon finding any wildlife on the project. | Interview with auditees 05/08/19 | Observation: some TPZs need to be reinstated to ensure they appropriately protect the trees on site being retained. Specifically, the TPZ needs to be extended on the south-western boundary, a fence panel needs to be removed from a TPZ on the south west boundary, and the TPZ needs to be installed on the south eastern boundary (near the temporary school). Refer photos for details | |
| Training and Instruction Training (p 24) | Evidence of training and instruction must be provided / be available for all persons who work on our project sites. | Project induction sighted 05/08/19. | Induction covers flora and fauna. Do not disturb TPZs. | Compliant |
| Risk Management Monitoring (pp29-30) | <p>Daily and on-going inspections of work areas, Plant, work practices against the approved Permit conditions must be completed by the Site Manager / Forman and/or S&E Adviser.</p> <p>Monitoring includes, but is not limited to:</p> <ul style="list-style-type: none"> Reviews of work activities. Ensuring that competent personnel are completing the work activity. Confirmation that risk control measures listed on the permit are in place. <p>Observations must be recorded in the Weekly Site Inspection.</p> | Weekly inspection record 29/07/19 07/07/19, 25/07/19 | Weekly inspections cover off project risks (safety and environment). It is undertaken by project team leads. | Compliant |
| Management of Noise and Vibration (pp 35-39) | <ul style="list-style-type: none"> Noisy works to be pre- planned and assessed for DB rating and controls to be implemented. Review equipment on an ongoing basis to ensure condition and suitability for use. Plant, equipment and machinery to be fitted with noise reducing attachments where possible. (i.e. mufflers). Plant, equipment and machinery to be maintained in accordance with manufacturers specifications. Works to be completed during approved work hours. | <p>Hammertech plant maintenance records</p> <p>Induction sighted 05/08/19</p> <p>Site inspection 05/08/19</p> <p>Complaints register sighted 05/08/19</p> | <p>Hammertech tracks service completed and service due. Current hours. All plant is tracked to check when service is due.</p> <p>Plant mufflers appeared to be in place on plant in the field.</p> <p>Construction hours are identified in the Project induction and posted on internal notice board.</p> | Compliant |

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| | <ul style="list-style-type: none"> As applicable: install noise and vibration monitors to measure and record discomfort levels. Investigate noise complaints. | | <p>Hoarding (or other structure for attenuation) is present on the boundaries of school and adjacent residential property.</p> <p>No noise related complaints have been</p> <p>Observation: the Saturday hours on the notice board are stated as 7am-3pm and do not align with the hours in this condition.</p> | |
| Construction Traffic and Pedestrian Management Plan (CoC B23) | | | | |
| 2.2 Construction Vehicle Routes C. Vehicle Movements | <ul style="list-style-type: none"> Vehicles will enter and exit the Site in a forward facing direction. Movements to occur outside of peak hours. | <p>VMP in AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (CTPMSP)</p> <p>Project induction</p> <p>Sub-contractor SoW.</p> | <p>Induction specifies delivery hours (not permitted during school drop off and pick up times).</p> <p>Delivery hours are captured included in contractor SoW.</p> <p>Site layout is as per VMP and vehicles travel in forward direction.</p> | Compliant |
| 2.2 Construction Vehicle Routes G. Pedestrian Management | Boundary fence to limit pedestrian access to site, hoarding is not required as work is set back from pedestrian footpath. Pedestrian access maintained throughout this stage. | Site inspection 05/08/19 | Site fencing is in place and does not obstruct access | Compliant |
| 3.1 Residents / Surrounding Property Owners | Existing residential driveways and access points will be maintained throughout the project. | Site inspection 05/08/19 | Residential driveways are not obstructed | Compliant |
| 3.4 Local Traffic | <p>Access along St Albans Rd & Junction Rd will remain as per normal conditions. Site vehicles are to exit using normally occurring gaps in traffic to reduce impact to traffic flows.</p> <p>Construction traffic to be scheduled as per ANZS12, outside of peak times such as school zone hours to minimise impact to existing traffic increases.</p> | <p>Site inspection 05/08/19</p> <p>Interview with auditees 05/08/19</p> <p>Project induction</p> <p>Sub-contractor SoW.</p> | <p>Induction specifies delivery hours (not permitted during school drop off and pick up times).</p> <p>Delivery hours are captured included in contractor SoW.</p> | Compliant |

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| | | | Traffic controllers were stationed and working during the site inspection. No issues observed | |
| Construction Noise and Vibration Management Plan (CoC B24) | | | | |
| 6.1.1 Selection of Alternate Activity or Process | Where a particular activity or construction appliance is found to generate excessive noise levels, it may be possible to select an alternative approach or appliance. For example; the use of a hydraulic hammer on certain areas of the site may potentially generate high levels of noise. By carrying out this activity by use of pneumatic hammers, bulldozers ripping and/or milling machines lower levels of noise will result. | Contractor spec sheet Volvo gc220d. Interview with auditees 05/08/19 | Spec sheets provided for mobile plant on what is used on site, for comparison against plant used in the NVMP. Volvo gc220d excavator vs 30t excavator as modelled | Compliant |
| 7.3 Environmental Inductions | It is important that an induction is provided to all site personnel, contractors and sub-contractors with an emphasis on understanding and managing impacts. This shall include the location of sensitive receivers, specific mitigation measures, site hours and complaints procedure. | SoW item 29 requires consideration of Council managing noise form construction Project induction | Non-compliance: The induction does not cover off the listed items. | Non-compliant |
| 7.4.1 Construction Noise Monitoring | Where determined necessary, noise monitoring should generally be undertaken on an attended basis (minimum of 15 minutes at each location), in order to differentiate between construction noise sources and other sources, such as road traffic noise, and in order to observe and identify any abnormally noisy construction equipment or operations. During the attended monitoring, typical maximum noise levels associated with particular plant items should be noted as well as the LAeq descriptor. Where possible, extraneous noise events such as road traffic noise should be excluded from the results or highlighted in accompanying notes. Noise monitoring of construction noise during normal construction hours will be conducted by a qualified acoustic consultant at the beginning stages of demolition at locations representative of nearby receivers. The results of measurements will be documented along with any recommendations for mitigation. Any mitigation will be determined in consultation with the site Project Manager. | Interview with auditees 05/08/19 | This mitigation measure is unclear as it does not specify when noise monitoring is necessary. The Project is of the position that there has not been a need to undertake noise monitoring as plant selected has in all cases been a smaller specification than that modelled and, therefore, that noise impacts would be less than that predicted in the CNVMSP. Non-compliance: The auditor has considered the Projects position on this matter, and takes the view that there is sufficient commitment to monitoring at commencement of demolition. This has not occurred. Observation: The operational school is directly adjacent to Project works. The CNVMSP has identified instances of high | Non-compliant |

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| | <p>Noise monitoring will be conducted in response to complaints from nearby identified receivers.</p> <p>The results of all noise monitoring will be compared with established noise management level to determine appropriate actions.</p> <p>Monitoring must be conducted with equipment (Class 1) that holds current NATA calibration. The time of day, duration and weather shall be noted as well as the contribution from construction activities.</p> | | <p>noise impacts on adjacent receivers. The auditor considers there to be value in monitoring to verify that actual impacts are in line or below those predicted in the CNVMSP. The Project should look to have the CNVMSP updated to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.</p> | |
| 7.4.2 Construction Vibration Monitoring | <p>As per the noise monitoring, attended monitoring is preferred, typical maximum peak particle velocity levels associated with particular plant items should be measured in all three orthogonal directions.</p> <p>Where possible, extraneous events should be excluded from the results, or highlighted in accompanying notes.</p> <p>Vibration monitoring of construction activities will be conducted by a qualified acoustic consultant at the beginning stages of construction works at locations representative of affected receivers. Monitoring at each location for a minimum of 15 minutes is recommended. The results of measurements will be documented along with any recommendations for mitigation. Any mitigation will be determined in consultation with the site Project Manager.</p> <p>The results of all vibration monitoring will be compared with established vibration goals to determine appropriate actions.</p> <p>Monitoring must be conducted with equipment that holds current calibration and that can measure PPV in all three orthogonal directions. The time of day, duration and weather shall be noted as well as the contribution from construction activities.</p> | Interview with auditees 05/08/19 | <p>No vibration monitoring has occurred to date. No high vibration works have occurred in proximity to existing receivers.</p> <p>Observation: Section 5.3 of the CNVMSP identifies that there is no evident risk of vibration impacts. It is therefore unclear as to why vibration monitoring is recommended. The Project should look to have the CNVMSP updated to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.</p> | Compliant |
| Construction Waste Management Plan (CoC B25) | | | | |
| Project Waste Management On Site Management General | <ul style="list-style-type: none"> Waste products will be recycled wherever possible. Waste bins will be provided and emptied regularly to ensure that the site is kept clean. General construction waste will be stored in skip bins at a nominated area on site. | <p>Waste report for June and July 2019 for skip bins.</p> <p>Cleanaway acceptance of classification</p> | <p>Skip bins wastes are pre-classified (e.g.: GSW, building and demolition waste).</p> <p>Asbestos waste is pre-classified under the Waste Classification guidelines.</p> | Compliant |

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| | <ul style="list-style-type: none"> Waste that is unsuitable for recycling will be disposed of to an approved landfill site. No burning of rubbish, wood or other materials is allowed on site. Tipping dockets will be obtained and a register of removed materials maintained. | <p>Cleanaway EPL 4865</p> <p>Chalouie truck run sheets and waste tracking sheets for removal of ACM.</p> <p>Cleanaway tip dockets for ACM.</p> <p>EIS clearance report for grid 7. Clearance report for grids 1 – 6 is being prepared. (refer Ramboll email).</p> | <p>Material records were available during the audit.</p> | |
| <p>Project Waste Management</p> <p>On Site Management</p> <p>Solids and liquids</p> | <ul style="list-style-type: none"> Disposal of solid and liquid waste will be by an approved contractor to an approved location. Liquid waste will be stored in impervious bunded containers at a nominated location on site. | <p>Waste report for June and July 2019 for skip bins.</p> <p>Cleanaway acceptance of classification</p> <p>Cleanaway EPL 4865</p> <p>Chalouie truck run sheets and waste tracking sheets for removal of ACM.</p> <p>Cleanaway tip dockets for ACM.</p> <p>EIS clearance report for grid 7. Clearance report for grids 1 – 6 is being prepared. (refer Ramboll email).</p> | <p>Skip bins wastes are pre-classified (e.g.: GSW, building and demolition waste).</p> <p>Asbestos waste is pre-classified under the Waste Classification guidelines.</p> <p>Material records were available during the audit.</p> <p>No liquid waste has been collected to date.</p> | Compliant |

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| Project Waste Management On Site Management Sewer | <ul style="list-style-type: none"> All waste from ablution blocks and lunch sheds will be connected to the main sewer system by a licensed contractor. All waste from portable ablution blocks will be disposed of by a licensed liquid waste transporter to an approved facility. | Plumber certification Plumber SoW for connection of albulution to sewer. 14/11/18. | Temp sheds are connected to existing sewer (no change to network). | Compliant |
| Waste Material Concrete and masonry product | <ul style="list-style-type: none"> Concrete waste generated during demolition will be recycled Concrete wash out will be used for access paths and road where possible. All other concrete waste will be placed in designated skips on site. Excess concrete will be returned to the supplier. Masonry recovered during demolition will be recycled where possible by the demolition contractor. Masonry off cuts from construction may be reused on site for temporary access ways or placed in designated skip bins for recycling. | Site inspection 05/08/19 Interview with auditees 05/08/19 | <p>Skip bin waste records show recovery of metals, glass masonry etc.</p> <p>No concrete washout bays were observed on site.</p> <p>Concrete being reused on site as aggregate.</p> <p>Pumperdump is also being used as needed.</p> | Compliant |
| Construction Soil and Water Management Plan (CoC B26) | | | | |
| Common Sediment Control Systems Silt Fencing (p 2) | <p>Silt Fencing: A temporary barrier of permeable geotextile supported by posts.</p> <p>Silt fencing should:</p> <ul style="list-style-type: none"> Be installed prior to the start of construction activity. (Note: The area below a silt fence should remain undisturbed or stabilised.) Remain in place until all sediment creating activities have been completed. Be installed within the site boundary. Be installed to ensure that surface water flows through and not underneath the fence. Be installed with a stable outlet or overflow point in case the flow rates exceed the fence's capacity to filter water. Follow the natural contours of the land. Installation must consider any stormwater concentration. | Site inspection 05/08/19 | <p>Weekly inspection includes ERSER control checks and maintenance.</p> <p>ERSER controls were generally installed correctly.</p> <p>Observation: the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. Sediment fence on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSER Plan and the document commonly referred to as the Blue Book.</p> | Compliant |

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| | <ul style="list-style-type: none"> • Not run downslope without regular 'turn outs', as this will concentrate water flows along the fence and create scour/erosion. • Be inspected regularly (especially after storms) and maintained in a serviceable condition. (e.g. trapped sediments removed, posts/pickets straightened, filter cloth resecured and tightened and reinstalled/rectified.) | | | |
| Common Sediment Control Systems Shaker Grids (pp 1-2) | <p>Shaker Grids: A prefabricated metal grid placed on a crushed concrete / rock ballast base with the aim of preventing sediment being realised onto a public road.</p> <p>Shaker Grids must:</p> <ul style="list-style-type: none"> • Be installed on the inside of the site at least 3 metres from the site entry/exit point. • Be installed with the rungs of the shaker pad level with the adjoining surface. • Be wide enough to accommodate at least one lane of traffic (e.g. 3m). | Site inspection 05/08/19 | <p>Rumble grids are installed at both gates. They are level and wide enough.</p> <p>Observation: the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. Sediment fence on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSed Plan and the document commonly referred to as the Blue Book.</p> | Compliant |

Appendix C. Planning Secretary agreement of Independent Auditors



Planning & Environment

Department of Education
ATTN: Mr Claudio Savian
Project Director, Infrastructure Projects
Level 8, 259 George Street,
Sydney, NSW 2000

Contact: Khalid Abubaker
Phone: 02 8572 1096
Email: compliance@planning.nsw.gov.au

Dear Mr Claudio

Schofields Public School (SSD 8740) Condition C36

Reference is made to a submission, dated 18 April 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability of qualified, experienced and independent audit team to undertake independent audits of the Schofield Public School (SSD 8740) ("Project").

In accordance with Schedule 2, Part C, Condition C36 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following audit team:

- Steve Fermio; and
- Derek Low

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* (Department 2018). Failure to meet these requirements will require revision and resubmission.

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely

Kate Moore
A/ Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

Appendix D. Consultation records

Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:04 PM
To: council@blacktown.nsw.gov.au
Cc: Steve Fermio
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

I am currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 9095 Sch2 Condition C41 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR).

The consent is available at the following link:

<https://majorprojects.accelo.com/public/073947967735cd09b06c7d094def7ede/SSD%208740%20Development%20Consent.pdf>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 5 August 2019 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, I am consulting with Blacktown City Council on the scope of the audit. I understand Council provided advice during the assessment phase of the Project. The issues raised by Council were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low
Principal Environmental Consultant



Proudly sponsoring the LGNSW



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Luma Araim <Luma.Araim@blacktown.nsw.gov.au>
Sent: Tuesday, 13 August 2019 9:31 AM
To: Derek Low
Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Dear Derek,

Thank you for your email dated 24 July 2019 inviting us to provide any key issues we would like to be examined, relating to post-approval requirements and compliance.

The draft conditions of consent were previously reviewed by our officers and we have informed the Department of Planning, Industry and Environment (the Department) on 26 February 2019 that we strongly object to the premature issue of the consent. We have also asked that our key conditions must be included in the consent to ensure the orderly development of the school.

Upon the latest review of the consent, our Recreation Planning and Design Coordinator has indicated that the matters raised previously seem not to have been considered by the Department. Further, our Urban Designer's key issue was with regards to the street setback to St Albans Road. The proposed setback was inadequate and resulting in the loss of mature trees. This request appears to have been overlooked.

Please note that comments from our engineers have not been received yet. Please contact Tony Merrilees our Stormwater/Drainage engineer regarding any stormwater or drainage issues.

On this basis, we still maintain our objections to some key aspect of the proposal.

Kind regards



Luma Araim
Assistant Coordinator Planning Assessments

9839 6958
Luma.Araim@blacktown.nsw.gov.au
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

Follow us on social media

From: Derek Low [mailto:dlow@wolfpeak.com.au]
Sent: Wednesday, 24 July 2019 11:04 PM
To: Blacktown Council
Cc: Steve Fermio
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

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In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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This footnote also confirms that this email message has been swept for the presence of computer viruses.

Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:15 PM
To: 'compliance@planning.nsw.gov.au'
Cc: 'Kate Moore (DPE)'
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi Kate.

As with previous projects, I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

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In providing input to the scope, I kindly request the Department confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

In addition to requesting input on scope, I advise in accordance with Section 4.6 of the IAPAR that it is unlikely that the Audit Report will be submitted within 8 weeks of commencement of construction as required under the Conditions of Consent. The reason for the delay is that WolfPeak were previously advised that construction would not commence until mid July 2019. The Audit Program was prepared on this basis and submitted to the Department. Approximately 1 week ago, the Project advised that construction commenced some time in May 2019 and that the audit was to occur as soon as possible. In light of this, WolfPeak are endeavouring to expedite the completion of the audit in consideration of existing workloads and the time required to ensure appropriate assessment of the Project.

Any questions please let me know. I look forward to hearing from you.

Derek Low
Principal Environmental Consultant

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Derek Low

From: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Sent: Wednesday, 24 July 2019 11:16 PM
To: Derek Low
Subject: Automatic Response

Thank you for contacting the NSW Department of Planning and Environment's Compliance Team. We have received your email which will be forwarded to the appropriate officer for attention.

If your matter relates to a complaint, we will contact you within 14 days seeking further information or to provide you with the status/outcome of our investigation.

Kind regards,

Compliance Team
NSW Department of Planning and Environment
320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 1300 305 695
E compliance@planning.nsw.gov.au

Derek Low

From: Michaela Burgess <Michaela.Burgess@planning.nsw.gov.au> on behalf of DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Sent: Friday, 2 August 2019 1:24 PM
To: Derek Low
Cc: Kate Moore (DPE)
Subject: RE: HPE CM: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi Derek,

As discussed, please ensure the audit includes a review of compliance with the conditions of consent for SSD 8740.

Kind regards
Michaela

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Wednesday, 24 July 2019 11:15 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Kate Moore (DPE) <Kate.Moore@planning.nsw.gov.au>
Subject: HPE CM: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi Kate.

As with previous projects, I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

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Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:07 PM
To: 'info@epa.nsw.gov.au'
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

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The audit is scheduled to occur on 5 August 2019 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, I am consulting with the EPA on the scope of the audit. I understand the EPA provided advice during the assessment phase of the Project. The issues raised by EPA were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

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Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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Derek Low

From: Environment Line <info@environment.nsw.gov.au>
Sent: Wednesday, 24 July 2019 11:07 PM
To: Derek Low
Subject: Thank you for your email. Your Reference Id is 00865195 (ref:_00D7F6iTix._5007Fn1NtS:ref)



Thank you for your enquiry. The Office of Environment and Heritage (OEH) and the NSW Environment Protection Authority (EPA) will respond to simple requests and enquiries within 5 working days. For enquiries or requests that are more involved or technical, a longer response time may be necessary. If you have not already visited our websites and wish to do so, please go to www.environment.nsw.gov.au or www.epa.nsw.gov.au

If you are emailing to report an urgent pollution incident, please call 131 555 (press option 1).

Please note that in sending us an email, we will record your email address for the purpose of responding to your enquiry. If your email requires a transaction or another more detailed service, we may record the personal details you supply, or request further details from you in order to provide the service you have requested. Where this is not necessary you can request your details remain anonymous or confidential. Details of our Privacy information can be found on the website at www.environment.nsw.gov.au/whoweare/privacy.htm.

When sending further emails about this topic (Independent Audit of Schofields Public School Redevelopment (SSD 8740)), please ensure the following extended Reference Id appears anywhere in the email subject or body:

ref:_00D7F6iTix._5007Fn1NtS:ref

Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:19 PM
To: 'HERITAGEMailbox@environment.nsw.gov.au'; Environment Line
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

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In accordance with Section 3.2 of the Department's IAPAR, I am consulting with the OEH Heritage Council and OEH on the scope of the audit. I understand that both Heritage and OEH provided advice during the assessment phase of the Project. The issues raised by both Heritage and OEH were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, I kindly request both Heritage and OEH confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low
Principal Environmental Consultant



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Derek Low

From: OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Sent: Wednesday, 24 July 2019 11:19 PM
To: Derek Low
Subject: Automated Response
Attachments: image002.png

Thank you for your email to Heritage, Department of Premier and Cabinet. We will respond to your email as soon as possible.

Applications

If you have submitted an application under the *Heritage Act 1977*, it will first be reviewed for completeness and then allocated to the appropriate assessment team. An officer will contact you if any additional information is required. The completeness check and allocation is generally completed within 7-14 business days.

We aim to process applications within the timeframes below:

| Application Type | Timeframe (Commences once an application is complete) |
|--|--|
| Development Application referrals | 28 days |
| Integrated Development Applications (IDAs) | 21 days (following receipt of submissions from local council, or advice that no submissions were received) |
| Planning Proposals | 21 days |
| Section 57(2) Exemption Notification | 14 days |
| Section 60 / 65A | 40 days (or 60 days if advertised) |
| s4.55 modification (formerly Section 96) | 21 days (following receipt of submissions from local council) |
| Section 139 Exceptions | 21 days |
| Section 140 | 21 days |

State Heritage or Aboriginal Place Nominations

Nominations for listing under the *Heritage Act 1977* (State Heritage Register) must accompany a nomination form available on our website (<https://www.environment.nsw.gov.au/Heritage/listings/nominateshr.htm>). SHR Nominations are considered by the State Heritage Register Committee who will decide whether the nomination will proceed to the next stage of assessment.

Nominations for Aboriginal Place listings under the *National Parks and Wildlife Act 1974*, are allocated to the relevant team within 7 business days. An officer will contact you if any additional information is required.

Former Office of Environment and Heritage enquiries

If your email relates to other areas formerly referred to the Office of Environment and Heritage, please forward your email to the Department of Planning, Infrastructure and Environment, at info@service.nsw.gov.au.

Further information is also available at www.environment.nsw.gov.au/heritage/.

Sincerely



**Premier
& Cabinet**

Customer Strategies
Heritage, Department of
Premier and Cabinet.

Locked Bag 5020, Parramatta 2124
T (02) 9873 8500

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Derek Low

From: Anna London <Anna.London@environment.nsw.gov.au>
Sent: Tuesday, 6 August 2019 8:14 AM
To: Derek Low
Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi Derek,

Apologies for the delayed response. Heritage does not have any specific comment to provide on the scope of your audit.

Regards,

Anna

Anna London
Senior Customer Strategies Officer
Heritage, Community Engagement
Department of Premier and Cabinet
T: 02 9873 8608

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Wednesday, 24 July 2019 11:19 PM
To: OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; INFOEnvironment <info@environment.nsw.gov.au>
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

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Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:19 PM
To: 'HERITAGEMailbox@environment.nsw.gov.au'; Environment Line
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

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Derek Low

From: Environment Line <info@environment.nsw.gov.au>
Sent: Wednesday, 24 July 2019 11:19 PM
To: Derek Low
Subject: Thank you for your email. Your Reference Id is 00865196 (ref:_00D7F6iTix._5007Fn1Nvn:ref)



Thank you for your enquiry. The Office of Environment and Heritage (OEH) and the NSW Environment Protection Authority (EPA) will respond to simple requests and enquiries within 5 working days. For enquiries or requests that are more involved or technical, a longer response time may be necessary. If you have not already visited our websites and wish to do so, please go to www.environment.nsw.gov.au or www.epa.nsw.gov.au

If you are emailing to report an urgent pollution incident, please call 131 555 (press option 1).

Please note that in sending us an email, we will record your email address for the purpose of responding to your enquiry. If your email requires a transaction or another more detailed service, we may record the personal details you supply, or request further details from you in order to provide the service you have requested. Where this is not necessary you can request your details remain anonymous or confidential. Details of our Privacy information can be found on the website at www.environment.nsw.gov.au/whoweare/privacy.htm.

When sending further emails about this topic (Independent Audit of Schofields Public School Redevelopment (SSD 8740)), please ensure the following extended Reference Id appears anywhere in the email subject or body:

ref:_00D7F6iTix._5007Fn1Nvn:ref

Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:22 PM
To: 'development.sydney@rms.nsw.gov.au'
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

I am currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 9095 Sch2 Condition C41 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR).

The consent is available at the following link:

<https://majorprojects.accelo.com/public/073947967735cd09b06c7d094def7ede/SSD%208740%20Development%20Consent.pdf>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 5 August 2019 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, I am consulting with RMS on the scope of the audit. I understand that RMS provided advice during the assessment phase of the Project. The issues raised by RMS were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, I kindly request RMS confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

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Derek Low

From: Amanda Broderick <amanda.j.broderick@rms.nsw.gov.au>
Sent: Wednesday, 7 August 2019 2:56 PM
To: Derek Low
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

RMS Response: SYD17/01231/05

Good Afternoon Derek,

Thank you for your email. Roads and Maritime has no key issues it would like examined, relating to post-approval requirements and compliance.

Kind Regards,

Amanda Broderick
Development Assessment Officer
Network Management | Journey Management
P: 8849 2391
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 5/27 Argyle Street Parramatta NSW 2150

From: Derek Low [mailto:dlow@wolfpeak.com.au]
Sent: Wednesday, 24 July 2019 11:22 PM
To: Development Sydney
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

I am currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 9095 Sch2 Condition C41 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR).

The consent is available at the following link:

<https://majorprojects.accelo.com/public/073947967735cd09b06c7d094def7ede/SSD%208740%20Development%20Consent.pdf>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 5 August 2019 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, I am consulting with RMS on the scope of the audit. I understand that RMS provided advice during the assessment phase of the Project. The issues raised by RMS were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, I kindly request RMS confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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Derek Low

From: Derek Low
Sent: Wednesday, 24 July 2019 11:23 PM
To: 'stakeholder.relations@transport.nsw.gov.au'
Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

I am currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 9095 Sch2 Condition C41 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR).

The consent is available at the following link:

<https://majorprojects.accelo.com/public/073947967735cd09b06c7d094def7ede/SSD%208740%20Development%20Consent.pdf>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 5 August 2019 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, I am consulting with TfNSW on the scope of the audit. I understand that TfNSW provided advice during the assessment phase of the Project. The issues raised by TfNSW were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, I kindly request TfNSW confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low

Principal Environmental Consultant



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Derek Low

From: Tony Merrilees <Tony.Merrilees@blacktown.nsw.gov.au>
Sent: Wednesday, 14 August 2019 2:25 PM
To: Derek Low
Cc: Luma Araim
Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740) MC-17-00004

Follow Up Flag: FollowUp
Due By: Wednesday, 21 August 2019 4:00 PM
Flag Status: Flagged

Derek

These are from our standard conditions of consent and from our Draft WSUD Guide (which has not been released yet). From my perspective they are simply good practise.



Tony Merrilees Senior Engineer (Drainage) Developments

9839 6348
Tony.Merrilees@blacktown.nsw.gov.au
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Derek Low [mailto:dlow@wolfpeak.com.au]
Sent: Wednesday, 14 August 2019 1:24 PM
To: Tony Merrilees
Cc: Luma Araim
Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740) MC-17-00004

Hi Tony. Can you please identify (or provide) the document where those requirements come from?

Cheers.

Derek Low
Principal Environmental Consultant



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From: Tony Merrilees <Tony.Merrilees@blacktown.nsw.gov.au>

Sent: Wednesday, 14 August 2019 12:45 PM

To: Derek Low <dlow@wolfpeak.com.au>

Cc: Luma Araim <Luma.Araim@blacktown.nsw.gov.au>

Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740) MC-17-00004

Hi Derek

The main issue for me at this time is condition B35. The issues that Council would seek to ensure is addressed in the rainwater reuse plan is outlined below.

The plan is to show the rainwater pipe and tank arrangement including:

- i) a first flush or pre-treatment system (typically 0.2 litres / m² of roof area going to the tank for a first flush),
- ii) a pump with isolation valves;
- iii) a solenoid controlled mains water bypass (to ensure water is delivered to the toilets if tank is dry);
- iv) **flow meters** on the solenoid controlled mains water bypass line and the pump outflow line. This will determine actual percentage of non-potable usage and low rates will indicate potential problems, pipe breakages or pump failure;
- v) an inline filter and preferably an automatic backwash inline filter;
- vi) a warning light to indicate pump failure;
- vii) a timer and control box for landscape watering and
- vii) an irrigation watering plan accounting for seasonal variations;
- viii) providing a minimum tank size or sizes as per the approved plans;

- ix) where multiple rainwater tanks are used detailing how the various demands and uses will be balanced with the size of each rainwater tank. i.e. trying to avoid one rainwater tank being used for all the toilets and the others barely used at all.
- x) ensuring all the rainwater reuse pipes are coloured purple;
- xi) fitting rainwater warning signs to all external taps using rainwater.



Tony Merrilees
Senior Engineer (Drainage) Developments

9839 6348

Tony.Merrilees@blacktown.nsw.gov.au

PO Box 63 Blacktown NSW 2148

blacktown.nsw.gov.au

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From: Derek Low [<mailto:dlow@wolfpeak.com.au>]

Sent: Wednesday, 14 August 2019 12:12 PM

To: Tony Merrilees

Subject: FW: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi Tony. As discussed my details below.

Derek Low

Principal Environmental Consultant



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E: dlow@wolfpeak.com.au


P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

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From: Luma Araim <Luma.Araim@blacktown.nsw.gov.au>
Sent: Wednesday, 14 August 2019 9:37 AM
To: Derek Low <dlow@wolfpeak.com.au>
Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Dear Derek,

Please find below Tony's details

Tony.Merrilees@blacktown.nsw.gov.au

Phone:- 9839 6348

Kind regards



Luma Araim
Assistant Coordinator Planning Assessments

9839 6958

Luma.Araim@blacktown.nsw.gov.au

PO Box 63 Blacktown NSW 2148

blacktown.nsw.gov.au

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From: Derek Low [<mailto:dlow@wolfpeak.com.au>]
Sent: Wednesday, 14 August 2019 7:50 AM
To: Luma Araim
Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi Luma. Could you please share the detail of Tony Merrilees.

Cheers

Derek Low
Principal Environmental Consultant

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P: 0402 403 716

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From: Derek Low

Sent: Tuesday, 13 August 2019 1:51 PM

To: Luma Araim <Luma.Araim@blacktown.nsw.gov.au>

Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Thank you Luma.

I will make a note of the issues you have raised in the report, but the audit does not assess those matters. The scope of the audit relates to compliance and post-approval matters.

I would suggest getting back in touch with the Department to raise your concerns and have them explain their reasoning for not adopting your recommendations. Sometimes the Department explains their position in the assessment report: <https://majorprojects.accelo.com/public/55bd1433042cd4a255e4278068aed3d4/SSD%208740%20Schofields.pdf>

I hope this helps and thanks for getting in touch.

Derek Low

Principal Environmental Consultant

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From: Luma Araim <Luma.Araim@blacktown.nsw.gov.au>

Sent: Tuesday, 13 August 2019 9:31 AM

To: Derek Low <dlow@wolfpeak.com.au>

Subject: RE: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Dear Derek,

Thank you for your email dated 24 July 2019 inviting us to provide any key issues we would like to be examined, relating to post-approval requirements and compliance.

The draft conditions of consent were previously reviewed by our officers and we have informed the Department of Planning, Industry and Environment (the Department) on 26 February 2019 that we strongly object to the premature issue of the consent. We have also asked that our key conditions must be included in the consent to ensure the orderly development of the school.

Upon the latest review of the consent, our Recreation Planning and Design Coordinator has indicated that the matters raised previously seem not to have been considered by the Department. Further, our Urban Designer's key issue was with regards to the street setback to St Albans Road. The proposed setback was inadequate and resulting in the loss of mature trees. This request appears to have been overlooked.

Please note that comments from our engineers have not been received yet. Please contact Tony Merrilees our Stormwater/Drainage engineer regarding any stormwater or drainage issues.

On this basis, we still maintain our objections to some key aspect of the proposal.

Kind regards

Luma Araim
Assistant Coordinator Planning Assessments

9839 6958

Luma.Araim@blacktown.nsw.gov.au

PO Box 63 Blacktown NSW 2148

blacktown.nsw.gov.au

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From: Derek Low [<mailto:dlow@wolfpeak.com.au>]

Sent: Wednesday, 24 July 2019 11:04 PM

To: Blacktown Council

Cc: Steve Fermio

Subject: Independent Audit of Schofields Public School Redevelopment (SSD 8740)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Schofields Public School Redevelopment (SSD 8740).

I am currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 9095 Sch2 Condition C41 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR).

The consent is available at the following link:

<https://majorprojects.accelo.com/public/073947967735cd09b06c7d094def7ede/SSD%208740%20Development%20Consent.pdf>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 5 August 2019 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, I am consulting with Blacktown City Council on the scope of the audit. I understand Council provided advice during the assessment phase of the Project. The issues raised by Council were considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. I look forward to hearing from you.

Derek Low
Principal Environmental Consultant



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P: 0402 403 716
A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

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Appendix E. Independent Audit Declaration Form(s)

Independent Audit Declaration Form

Independent Audit Declaration Form


| | |
|------------------------|--|
| Project name | Schofields Public School |
| Consent Number | 8740 |
| Description of Project | Redevelopment of the Schofields Public School including demolition, tree removal, construction of new building, internal refit of heritage building, reconfiguration of car parks, fencing, landscaping and infrastructure works, out of hours uses. |
| Project Address | 60 St Albans Road Schofields NSW 2762 |
| Proponent | NSW Department of Education |
| Title of Audit | Independent Audit |
| Date | 14/08/2019 |

I declare that I:

- 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 declare to the Department that I prepared the Audit Program for the project.**
- Am not the Environmental Representative for the project
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

| | |
|-----------------|---|
| Name of auditor | Derek Low |
| Signature |  |
| Qualification | Master of Environmental Engineering Management Exemplar Global Auditor Number 114283 |
| Company | WolfPeak Pty Ltd |
| Company address | Suite 2, Level 10, 189 Kent Street Sydney NSW 2000 |

Independent Audit Declaration Form

Independent Audit Declaration Form

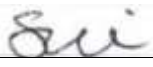
| | |
|------------------------|--|
| Project name | Schofields Public School |
| Consent Number | 8740 |
| Description of Project | Redevelopment of the Schofields Public School including demolition, tree removal, construction of new building, internal refit of heritage building, reconfiguration of car parks, fencing, landscaping and infrastructure works, out of hours uses. |
| Project Address | 60 St Albans Road Schofields NSW 2762 |
| Proponent | NSW Department of Education |
| Title of Audit | Independent Audit |
| Date | 14/08/2019 |

I declare that I:

- 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 declare to the Department that I prepared the Audit Program for the project.**
- Am not the Environmental Representative for the project
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

| | |
|-----------------|---|
| Name of auditor | Steve Fermio |
| Signature |  |
| Qualification | Bachelor of Science (Honours) Exemplar Global Auditor Number 110498 |
| Company | WolfPeak Pty Ltd |
| Company address | Suite 2, Level 10, 189 Kent Street Sydney NSW 2000 |

Appendix F. Site inspection photographs.



Photo 1: Series showing site signage. Note the PCA details, work hours are not included.

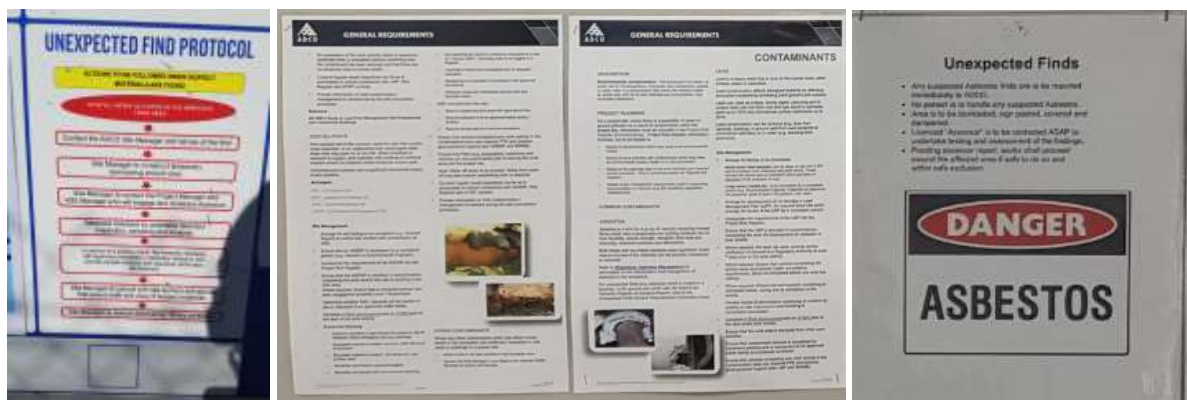


Photo 2: Series showing three versions of the unexpected finds protocol.



Photo 3: Series showing fuels storage. To note the Project has appended mini-Safety Data Sheets to the vessels for easy reference by Staff. The Auditor commends the team for their initiative.



Photo 4: Spill kit stocked and readily available



Photo 5: Stabilised access



Photo 6: Tree Protection Zone



Photo 7: Example of Tree Protection requiring improvement.



Photo 8: Rumble grid requiring maintenance and assessment against CSWMSP.



Photo 9: Area subject to remediation. Note hoarding on existing school boundary for noise attenuation.



Photo 10: Series showing examples of ERSED controls requiring improvement.



WolfPeak Pty Limited

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