



Department of Education
School Infrastructure NSW
2nd Independent Environmental Audit
Waitara Public School

48 – 58 Myra Street Wahroonga NSW
Lot 1 DP 333142, Lots 11-13 DP 17375
and Lot A DP 309739

20 February 2020
56067/ 127524 (Rev A)
JBS&G Australia Pty Ltd

DRAFT

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Abbreviations

Term	Definition
ADCO	ADCO Constructions Pty Ltd
AS	Australian Standard
CEMP	Construction Environmental Management Plan
CEnvP	Certified Environmental Practitioner
DoE	Department of Education
DoPE	Department of Planning and Environment
EMP	Environmental Management Plan
JBS&G	JBS&G (Australia) Pty Ltd
NSW	New South Wales
PMP	Project Management Plan
SHE	Safety, Health & Environment
SINSW	School Infrastructure NSW
SSD	State Significant Development

Executive Summary

Approval for the redevelopment of Waitara Public School was granted as development consent SSD 8574 to the NSW Department of Education by the NSW Minister for Planning on 26 February 2019. The proposed redevelopment comprises of construction of 38 new permanent teaching spaces housed in a new four-storey building, two existing permanent teaching spaces converted to special programs rooms, a new hall, a new canteen, new staff and administration facilities, an upgrade to existing core facilities, such as increased library space distributed within the new building and demolition of existing life-expired buildings, removal of temporary classrooms and landscaping of the area.

Schedule 2 Part C of Development Consent SSD 8574 requires an Independent Environmental Audit of the project. An independent audit has been undertaken in accordance with the Department of Planning and Environment (2018) *Independent Audit Post Approval Requirements*. The audit has assessed the environmental performance and compliance status of the construction phase of the project for the period since the completion of the initial independent environmental audit until 7 February 2020. The adequacy of environmental management strategies and plans were also assessed.

The project was assessed to be non-compliant with eight conditions with all non-compliances being of an administrative nature. No actual detrimental impact to the environment has occurred as a result of any non-compliance with the consent conditions. Actions or recommendations for improvement for three conditions classified as compliant have also been provided.

The findings and recommendations for this independent audit are documented in this audit report. Overall, notwithstanding the non-compliances and recommendations identified, the audit determined that the environmental management system and plans currently in place are adequate to address environmental management of the project.

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by TSA Management on behalf of Department of Education – School Infrastructure NSW (DoE/SINSW, the client) to undertake an independent environmental audit for the construction phase of the Waitara Public School redevelopment. ADCO Constructions has been engaged as the builder for the redevelopment.

Approval for the development of Waitara Public School was granted to DoE/SINSW by the NSW Minister for Planning under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 26 February 2019. Conditions of consent are provided in SSD 8574 which is included as part of the Independent Audit Table (**Appendix A**).

The project site is defined as Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739 located at 48 – 58 Myra Street Wahroonga NSW.

The proposed redevelopment of Waitara Public School will provide permanent teaching spaces and facilities for 1,000 students, including the following:

- 38 new permanent teaching spaces housed in a new four-storey building;
- two existing permanent teaching spaces converted to special programs rooms;
- a new hall;
- a new canteen;
- new staff and administration facilities;
- an upgrade to existing core facilities, such as increased library space distributed within the new building; and
- Demolition of existing life-expired buildings on the school site demolished, removal of temporary classrooms and landscaping of the area to increase available playing space.

Schedule 2 Part C of Development Consent SSD 8574 requires an Independent Environmental Audit of the project as follows:

- *Condition C37 – 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.*
- *Condition C38 – 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 of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.*
- *Condition C39 – Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is:*
 - a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and*
 - b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.*

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.

- *Condition C40 - 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 C38 of this consent; and*
 - b) *the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).*

An initial independent environmental audit was completed on 13 September 2019¹ in accordance with Condition C40 of the Development Consent SSD 8372. This audit constitutes the second independent audit for the development as outlined in the Independent Audit Program.

1.2 Audit Team

The audit team comprised of Ms Christine Louie (Lead Auditor) and Ms Julia Nicholson (Audit Team Member), JBS&G environmental consultants experienced in conducting environmental audits. Ms Christine Louie is a Certified Exemplar Global EMS Associate Auditor (132320).

Mr Lachlan Wilkinson (CEnvP Impact Assessment Specialist), a JBS&G Principal environmental impact assessment specialist who has previously been accepted by NSW Department of Planning and Environment (DoPE) as a 'suitably qualified experienced and independent person' to undertake independent environmental compliance audits, has provided technical overview of this independent environmental audit and reviewed the initial independent audit report.

Christine Louie was approved by the Director of the NSW DoPE on 3 April 2019 as possessing the required skills and experience to undertake the independent environmental audit (**Appendix B**).

1.3 Audit Objectives

The objectives of the works were to undertake an Independent Environmental Audit in accordance with Condition C40 of Development Consent SSD 8574 issued by the Minister for Planning, to assess the environmental performance and compliance status of the project.

1.4 Audit Scope

An independent environmental audit was undertaken in accordance with DoPE (2018) *Independent Audit, Post Approval Requirements June 2018* to assess the environmental compliance of the Waitara Public School redevelopment during the construction phase with the conditions of Development Consent SSD 8574 under the *Environmental Planning and Assessment Act 1979*.

The independent environmental audit involved desktop review of available information relating to the development consent approval conditions including the Construction Environmental Management Plan (CEMP) and associated sub-plans and monitoring records; site inspection and interviews with staff; and preparation of this independent environmental audit report detailing the findings of the audit.

¹ *Independent Environmental Audit, Waitara Public School, 48-58 Myra Street Wahroonga NSW, Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739. 13 September 2019, Ref: 56067/122595 (Rev 1). JBS&G Australia Pty Ltd (JBS&G 2019)*

1.5 Audit Period

This independent environmental audit addresses development activities undertaken since the completion of the initial independent audit on 13 September 2019 until 7 February 2020.

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2. Audit Methodology

2.1 Selection and Endorsement of Audit Team

The audit was conducted by Ms Christine Louie (Lead Auditor) and Ms Julia Nicholson (Audit Team Member).

Approval of Ms Christine Louie as lead auditor for the Waitara Public School redevelopment was provided by DoPE on 3 April 2019. A copy of the approval is provided in **Appendix B**.

The Independent Audit Declaration is provided in **Appendix C**. JBS&G was previously engaged to complete site contamination assessment services for the site, however the current audit team was not involved in conducting the assessment work.

2.2 Independent Audit Scope Development

In accordance with DoPE (2018), the scope of the audit included the following:

- a) assessment of compliance with:
 - conditions of development consent SSD 8574 for the duration of the construction phase;
 - all post approval documents prepared to satisfy the conditions of consent, including assessment of the implementation of the Construction Environmental Management Plan and sub-plans;
 - any environmental licences and approvals;
- b) assessment of the environmental performance of the development including 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 and environmental issues identified through consultation;
 - feedback received from relevant agencies and stakeholders on the environmental performance of the project during the audit period;
- c) high level review of the project's environmental management systems and the implementation of the systems; and
- d) high level assessment of whether the Construction Environmental Management Plan and sub-plans are adequate.

An initial independent environmental audit was completed on 13 September 2019 in accordance with Condition C40 of Development Consent SSD 8574.

2.3 Compliance Evaluation

Assessment of compliance with the conditions of consent of SSD 8574 was undertaken through evidence-based evaluation including review of verifiable evidence such as site records, construction and management plans and sub-plans, and other project documents.

Evaluation of the adequacy of post approval documents and compliance with development consent conditions was also undertaken. Environmental monitoring records were reviewed as part of the evaluation.

Site records and documents were viewed during the site interview with an inspection of the site during construction undertaken on the same day.

The assessment of compliance with development consent SSD 8574 is presented in the Independent Audit Table in **Appendix A**.

2.4 Site Interview

Interview was conducted on 12 November 2019 with the following personnel:

- Rosie Majer, Senior Project Manager (TSA management).
- Dean Israel, Project Manager (ADCO Constructions).

2.5 Site Inspection

An inspection of the Waitara Public School redevelopment site was undertaken and included a walk over around the perimeter of the site and the building construction area.

Photos of the site are presented in **Appendix D**.

2.6 Consultation

Based on discussions with the client no stakeholders were identified as requiring consultation as part of the Independent Environmental Audit.

2.7 Compliance Status Descriptors

The compliance status descriptors used to record the level of compliance of the Waitara Public School redevelopment with the conditions of Development Consent SSD 8574 are summarised in **Table 2.1** below.

Table 2.1: Compliance Status Descriptors

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

3. Audit Findings

3.1 Document List

The following documents were reviewed as part of the independent audit:

- Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020.
- Waitara Public School SSD 8574, Condition B40 SINSW Compliance Matrix 190424, 11 November 2019.
- Letter issued by SINSW to DoPE (DOC19/317612), re: notification of commencement of construction, 3 May 2019.
- Pre-Construction Compliance Report, Waitara Public School, version 0.0, TSA Management, 24 April 2019.
- Letter issued by SINSW to DoPE (DOC19/ 319915), re: Condition A21 Information Submission, 3 May 2019.
- Letter issued by SINSW to DoPE, re: Design Modification, 16 April 2019.
- Letter issued by DoPE to SINSW (DOC 19/499474), Approval of the Design Modification/ Amended Plans: Condition B1, Waitara Public School Redevelopment (SSD 8574), 13 June 2019.
- Letter issued by SINSW to DoPE (DOC19/317612), re: notification of commencement of construction, 3 May 2019.
- Letter issued by SINSW to DoPE (DOC19/321163), re: Structural Drawings, 2 May 2019.
- Email correspondence from Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B5, 16 April 2019.
- Letter issued by SINSW to DoPE (DOC19/320897) in relation to the documentation provided for Condition B5, 2 May 2019.
- Acceptance of Offer, Ausgrid - AP/AE Reference Number: 800225568; ADCO Purchase Order No. 33470018; and Ausgrid Tax Invoice 1531777.
- Dilapidation Survey Report, Waitara Public School – Waitara Public School, John Townsend Dilapidation Surveys Pty Ltd, 7 July 2018.
- Section A1 Site Audit Statement (SAS) issued by site auditor Rebeka Hall (SAS144, dated 2 May 2019).
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B8, 13 May 2019.
- Community Communication Strategy, Waitara Public School, School Infrastructure NSW, April 2019.
- Letter issued by SINSW to DoPE, re: Community Communication Strategy, on 11 April 2019
- Letter of Approval of Community Communication Strategy issued by DoPE (DOC 19/378153) on 7 May 2019.

- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the following documentation provided for Condition B17, 12 March 2019.
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Condition B18, 26 April 2019.
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019.
- Traffic Management Plan, Construction of a 4 story school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019.
- Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019.
- Waste management Plan, Waitara Public School, Revision 0, ADCO Constructions Pty Ltd, 5 April 2019.
- Sediment and Erosion Control Plan, Waitara Public School Redevelopment, Drawing No. 18380_CC_SE01 Revision C, H&H Consulting Engineers Pty Ltd, 10 April 2019.
- Certificate of Design – 68 Edgeworth David Avenue, Wahroonga NSW, Document Reference: 18380-C6/af, H&H Consulting Engineers Pty Ltd, 10 April 2019.
- Bushland Management Plan, Waitara Public School, Ecological Consultants Australia Pty Ltd, 22 March 2019.
- Construction Workers Transport Strategy, Waitara Public School, (Version 0), ADCO Constructions Pty Ltd.
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B27, B31 and B35, 29 April 2019.
- Certificate of Design – 68 Edgeworth David Avenue, Wahroonga NSW, Document Reference: 18380-C8/af, H&H Consulting Engineers Pty Ltd, 17 April 2019.
- Email issued from ADCO to Hornsby Council, 7 March 2019 confirming all construction traffic entering and exiting the site will be managed in accordance with the previously approved TMP.
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B33, 11 March 2019.
- Design certificate, Mechanical Services, J&J Metro Air Conditioning Pty Ltd, 4 April 2019.
- Design Certification: Hydraulic and Fire Services, issued under Clause A2.2 of the National Construction Code Series Volume 1 – BCA & Volume3 – PCA, prepared by Alex Ross of mgp building and infrastructure services, 25 March 2019.
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B38, 16 April 2019.
- Letter issued by SINSW to DoPE re: Compliance Reporting, 5 April 2019.
- Letter issued by SINSW to DoPE re: Compliance Reporting, 3 May 2019.
- Email issued by SINSW to DoPE re: Independent Environmental Audit, 27 March 2019.

- Letter from DoPE to SINSW re Waitara Public School (SSD 8574) Condition C37, 3 April 2019.
- Complying Development Certificate (Ref: 18260CDC01), Metro Building Consultancy Pty Ltd, 21 December 2018.
- Letter issued by SINSW to DoPE via email on 1 May including CEMP and evidence of acceptance by certifying authority.
- Updated unexpected finds protocol provided to the auditor by SINSW via email on 3 July 2019.
- Community Engagement Plan, Waitara Public School, GHD Pty Ltd, 4 September 2019.
- Letter issued by ADCO Constructions to Metro Building Consultancy on 23 May 2019, SSD Conditions B30, B34, B44 and C4.
- BCA Crown Works Certificate no. 18260S109R02, Waitara Public School for construction of a new school building – construction of the remainder of the building (excluding landscaping), Metro Building Consultancy Pty Ltd, 2 May 2019.
- BCA Crown Works Certificate no. 18260S109R01, Waitara Public School for construction of a new school building – in ground services and building structure to ground floor slab only, Metro Building Consultancy Pty Ltd, 8 May 2019.
- Letter issued by SINSW to DoPE (DOC19/471377) via email on the 20 June 2019, Waitara Public School – SSD 8574 Submission of Construction Notification in accordance with Condition B3 to the Planning Secretary for Information.
- Project Staging, Waitara Public School, TSA Management, 13 June 2019.
- Ausgrid Proposed Design Scope, Ausgrid Reference SC13504, 6/9/2018.
- Email dated 17 June 2019 from Green Building Council of Australia confirming application for Green Star rating registration received.
- Email dated 22 August 2019 from Green Star/Green Building Council of Australia confirming Waitara Public School was registered on 14 August 2019 for a Green Star – Design & As Built v1.2 rating.
- Email correspondence submitting information in accordance with conditions B28 and B29 to the planning secretary for approval dated 11 July 2019.
- Email correspondence with Hornsby Shire Council dated 8 July 2019 including acknowledgement response from Hornsby Shire Council dated 9 July 2019, including Traffic Meeting No. 1 meeting minutes and map showing mark-up of the issues discussed in meeting.
- Email correspondence with NSW Police, detailing evidence of consultation and the outcomes of the investigation and recommendation noted.
- Consultation register with stakeholders with information including details of consultation with Hornsby Shire Council – Traffic Meeting No. 1, details of consultation with NSW Police, and Waitara Public School traffic issues raised by the School, Parents and Community.
- Email correspondence from RMS dated 24 September 2019 confirming RMS response to address the issue of Myra Street / Edgeworth David Drive Intersection Light Phasing.
- SINSW email correspondence with NSW Police on the 24 and 25 June, 4 and 8 July 2019.
- Email correspondence from Waitara Public School Community regarding Road Safety and Traffic Issues raised.

- Waitara Public School: Upgrade Project – SSD 8574 – Condition B28 Road Design and Traffic Facilities – Consultation Register – Version 2.
- Letter issued by Henry & Hymas Pty Ltd to ADCO Constructions on 30 September 2019, detailing the raised pedestrian crossing project Myra Street, Wahroonga.
- Letter issued by SINSWDPIE (formerly DoPE) to SINSW DoPE on 11 October 2019, confirming approval of details and evidence of consultation to satisfy Condition B28.
- Waitara Public School – SSD 8574 – Condition B29 – Consultation Register Version 1 dated 16 July 2019.
- Letter issued by SINSW to DoPE on 11 October 2019 – Approval of investigation into school drop-off / pick-up zone to satisfy Condition B29 for Waitara Public School Redevelopment (SSD 8574).
- Letter issued by Acoustic Logic to ADCO Constructions on 2 July 2019 – Acoustic Design Certification.
- Letter issued by Henry & Hymas to ADCO Constructions on 1 July 2019 – Certificate of Design.
- Email correspondence from DoPE to SINSW on 8 May 2019, requesting a revised report and resubmission.
- Compliance Report Declaration Form prepared by TSA Management on 12 May 2019.
- Email correspondence from SINSW to NSW Department of Planning and Environment DPIE on the 23 September 2019 notifying the Pre-Construction Compliance Report will be publicly available in a minimum of seven days (from 23 September 2019).
- Waitara Public School Complaints Register last updated 2 December 2019.
- Waste disposal dockets and tracking register provided, so loads from 29 April 2019 to 17 May 2019.
- Waitara Public School Project Update November 2019.
- Email issued from TSA Management to Certifying Authority (Metro Building Consultancy) on 8 April 2019.
- Independent Environmental Audit Waitara Public School, 48-58 Myra Street Wahroonga NSW, Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739, Revision 1 dated 13 September 2019, JBS&G Australia Pty Ltd.
- Letter issued by SINSW to DoPE (DOC19/629326) on 1 August 2019, Waitara Public School – SSD 8574: Issue of Response to Independent Environmental Audit in accordance with Condition C41 for information.
- Email correspondence from SINSW to the Department on 2 August submitting signed cover letter for Condition C41 and JBS&G Independent Audit, dated 3 July 2019, Revision 0.
- Email correspondence from SINSW to the Department, providing the revised Independent Audit on the 22 November 2019.
- Email correspondence from SINSW to the Department on 11 November 2019, providing evidence of submission for condition C48.
- Letter from Waitara Public School to ADCO, dated 20 May 2019.

3.2 Compliance Performance

Compliance of the development was assessed against the Development Consent conditions of SSD 8574 applicable to the construction phase of the project and the audit findings are presented in **Appendix A**.

Out of a total of 168 development consent conditions, 80 conditions have not been triggered. Of the 88 consent conditions that have been triggered, 8 non-compliances were identified.

A summary of the main findings and recommendations are presented in **Table 3.1**.

Table 3.1: Summary of Compliance with Development Consent Conditions

Approval (ID)	Audit Findings and Recommendations	Compliance Status
Terms of Consent Condition A2	Non-compliant conditions should be addressed as indicated in the Independent Audit Table.	Non-compliant
Access of Information Condition A21	Limited information and documents are available on the project website. Project website should be updated with all available information and documents referred to in Condition A21.	Non-compliant
Utilities and Services Condition B12	Documentation indicates the application to Ausgrid was incomplete and not approved. Approved application documentation is required.	Compliant
Road Design and Traffic Facilities Condition B28	Documentation was submitted to the Planning Secretary, however, was not provided within the required timeframe.	Non-compliant
Compliance Reporting Condition B42	Compliance report was not made public within 60 days after submitting to the Department.	Non-compliant
Construction Hours Condition C5	Working outside of working hours.	Non-compliant
Construction Hours Condition C6	Working outside of working hours and not providing written confirmation of approval.	Non-compliant
Construction Hours Condition C7	Working outside of working hours. Evidence of notifying neighbours is required.	Complaint
Community Engagement Condition C36	Consultation is undertaken regularly but details area not documented. It is recommended that community updates be published on the project website for the duration of the project.	Compliant
Independent Environmental Audit Condition C41	The responses to the Independent Audit Report was not available on the project website.	Non-compliant
Non-Compliance Notification Condition C45	A number of non-compliances in relation to reporting and submission of information to the Department exist and are acknowledged by SINSW. These have been not been reported formally to the Department.	Non-compliant

3.3 Non-compliances

Eight non-compliances were identified during the Independent Audit.

The non-compliances identified during the audit were of an administrative nature relating to a lack of evidence of provision of documentation to demonstrate compliance with the relevant consent condition or updating of project website. One non-compliance relating to environmental impacts (working hours) was identified. Limited supporting documentation has been provided in regard to gaining approval from DPIE or notifying the neighbouring properties although ADCO has stated that the appropriate notification was undertaken. No further occurrences of work out of hours has occurred since.

3.4 Previous Audit Recommendations

The initial independent environmental audit (JBS&G 2019) identified three non-compliances with actions/recommendations to be undertaken. Recommendations were made to improve

environmental management practises or systems for three conditions that were identified as compliant.

SINSW provided responses² to the actions and recommendations from the initial independent environmental audit. A summary of the status of the actions and recommendations from the initial independent audit is provided in **Table 3.2**.

Table 3.2: Status of Previous Audit Actions and Recommendations

Condition ID	Condition Heading	Audit Findings and Recommendations	SINSW Response and Action	Status
Actions				
A2	Terms of Consent	Address non-compliant conditions as indicated below.	The identified non-compliance will be addressed as outlined below.	
A21	Access of Information	Project website to be updated with all available information and documents referred to in Condition A21.	Project website to be updated with all available information and documents referred to in Condition A21 by 5 August 2019. The webpage will continue to be monitored throughout construction.	The project website has been updated since the initial independent audit. However, not all the required documentation is available on the website. Website is required to be further updated.
Recommendations				
B10	Unexpected Contamination Procedure	The updated unexpected finds protocol should be incorporated into the Environmental Management Plan.	A revised version of the CEMP was prepared on 3 July 2019 to include Contractor's Unexpected Finds Procedure In accordance with condition A12(C), DoE will submit a request to update the CEMP by 26 August 2019. Draft Construction Environmental Management Plan, Waitara Public School, ADCO, 03/07/2019, Version 3.	Completed. Current document is available in Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. Unexpected finds protocol for contamination included as Annexure 6 to the Environmental Management Plan.

² NSW Department of Education School Infrastructure Waitara Public School – SSD 8574: Issue of Response to Independent Environmental Audit in accordance with Condition C41 for information. 1/08/2019, DOC19/629326. NSW Department of Education (2019).

Condition ID	Condition Heading	Audit Findings and Recommendations	SINSW Response and Action	Status
B20	Construction Environmental Management Plan	Amend Environmental Management Plan to include a Groundwater Management Plan including groundwater management measures.	Groundwater management measures are already noted in the CEMP. In accordance with condition A12(C), DoE will submit a request to update the CEMP by 26 August 2019. CEMP will be updated within four weeks of approval to include a specific section for a Groundwater Management Plan which includes details of management measures.	Completed.
C32	Waste Storage and Processing	All tipping dockets should be retained consistent with the waste tracking register for the duration of the works.	Contractor will retain all tipping dockets in line with the waste tracking register during construction.	Completed.
C36	Community Engagement	Community updates to be published on the SINSW project website for Waitara Public School Upgrade Project.	Community updates to be published on the SINSW website by 5 August 2019 and on ongoing basis during construction.	Community updates have been published on the website and were up to date to December 2019. The updates however provided limited information on the progress of the project.

3.5 Environmental Management

3.5.1 Environmental Management Plans

Development consent condition B19 specifies requirements for environmental management plans for the development. Specific requirements for the Construction Environmental Management Plan are stated in consent condition B20 with consent conditions B22 to B26 addressing requirements for the following environmental management sub-plans:

- Construction Traffic and Pedestrian Management Sub-Plan;
- Construction Noise and Vibration Management Sub-Plan;
- Construction Waste Management Sub-Plan;
- Construction Soil and Water Management Plan; and
- Biodiversity Management Sub-Plan.

Project Management Plan- Environmental Management Plan and Environmental Risk Register (EMP) (ADCO, 9 January 2020) provides the management framework to mitigate potential environmental and human health risks associated with excavation and construction works. It is supported by the environmental management sub-plans listed above.

The EMP has been reviewed against the NSW Government *Environmental Management Systems Guidelines* (August 2013) and adequately addresses the requirements of the guideline.

3.5.2 Environmental Management System

An Environmental Management Plan which provides a framework for environmental management includes provisions for the following:

- Noise and Vibration Management;
- Dust Management;
- Waste Management;
- Material Storage;
- Hazardous Substances/ Dangerous Goods;
- Refuelling;
- Sediment Control/ Water Quality;
- Foreign Object Damage;
- Flora and Fauna;
- Complaint Management; and
- Fire Protection.

Environmental management project responsibilities have been identified as generally being the responsibility of the Safety, Health & Environment (SHE) Manager, Project Manager and Site Manager.

The Environmental Management Plan which provides the framework for environmental management for the construction phase of the project also forms part of the environmental management system.

3.6 Consultation Outcomes

As part of the independent audit, input into the scope of the audit was sought from the following project stakeholders:

- Department of Planning, Industry & Environment – Emmanuel Smith-Aspros, Senior Compliance Officer (Social Infrastructure).
- Hornsby Council – traffic branch.
- Waitara Public School.

Documentation detailing consultation is provided in **Appendix E**.

No response was received from Hornsby Council and Waitara Public School.

Feedback received from DPIE is summarised below:

- all conditions of consent for SSD 8574 are to be assessed; and
- the audit should be conducted in accordance with the requirements outlined within the Independent Audit Post Approval Requirements (Department 2018) (IPARs).

Stakeholder consultation has been undertaken by the client during the construction phase through ongoing engagement with DPIE, Waitara Public School and the local community.

3.7 Community Complaints

The pre-construction compliance report stated that complaints were received relating to school access and rubbish on 21 February 2018 and 13 March 2018 respectively. The pre-construction compliance report further stated that both complaints were addressed by the project team and were considered closed.

A Complaints Register is maintained and a copy of complaints received (up to 2 January 2020) on the project is included in **Appendix E**.

The complaints received from the community related to the following areas:

- Parking on Myra Street and the use of traffic cones blocking parking spaces;
- Dust from leaf blower on Myra Street; and
- Working outside of allowed working hours.

Details on the complaints received were limited to that available on the Complaints Register available on the project website, as well as ADCO *Register – Project Complaints*. Limited additional information was provided during the audit.

The status of resolution of complaints received has been listed as ‘closed’ for all complaints. No details of the complaint were listed.

The adequacy of response to complaints on the project is difficult to assess with the limited information provided. The dates of response to complaints listed in the complaints register indicate that complaints were initially responded to within a week of receipt.

While no evidence of continuing impacts was observed during the site inspection, the overall handling and management of community complaints is an area for improvement.

3.8 Incidents

No incidents have been reported at the site.

3.9 Assessment of Environmental Impacts

A number of potential adverse environmental impacts and proposed mitigation measures were identified in the Environmental Impact Statement (Think Planners 2018) for the construction phase of the project, relating to landscape and trees, heritage, biodiversity, erosion and sedimentation, water quality and drainage, air quality, construction noise and vibration, waste management, contamination, utilities and services, roads, traffic and site access and amenity impacts.

The environmental impacts and proposed mitigation methods identified in the Environmental Impact Statement (Think Planners 2018) for the construction phase of the project were:

- Landscape and trees – Existing vegetation not identified for removal to be retained and protected. It is noted that a Bushland Management Plan has been prepared for the site and trees proposed for retention are protected by perimeter fencing and/or trunk protection measures.
- Heritage – Works to be ceased if previously unidentified archaeological/ Aboriginal heritage items are uncovered during the works until clearance is received. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains an unexpected finds protocol for Aboriginal and non-Aboriginal heritage finds.
- Biodiversity – There is to be no disturbance to threatened/endangered species, or critical habitat. It is noted that a Bushland Management Plan has been prepared for the site.
- Erosion and sedimentation - Erosion and sediment control measures are to be implemented and maintained. It is noted that a Sediment and Erosion Control Plan has been prepared for the site. Additionally, adequate sediment/erosion control measures were observed during the audit inspection.
- Water quality and drainage – Water quality monitoring and control measures to be undertaken. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains provisions to prevent surface water/groundwater contamination relating to waste management, material storage, use and storage of hazardous substances / dangerous goods, refuelling and sediment control on site.

- Air quality - Measures to be used to minimise or prevent the generation of air pollution and dust. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains provisions for management of dust and odour to protect the amenity of the neighbourhood. Additionally, adequate dust minimisation measures were observed during the audit inspection.
- Construction noise and vibration – control measures to be implemented to minimise noise and vibration including working within normal work hours, maintenance of plant and equipment and notification to neighbours. It is noted that a Construction Noise and Vibration management Sub-Plan has been prepared for the site.
- Waste management – Development of a waste management plan, resource management in accordance with Resource management hierarchy principles and appropriate site waste management. It is noted that a Waste management Plan has been prepared for the site.
- Contamination - The potential for additional contamination to be monitored daily. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains an unexpected finds protocol for contamination finds.
- Utilities and services - Discussions with utility and service providers will be undertaken prior to commencement of relevant works. construction lighting for the project must be designed, installed and operated in accordance with the requirements of AS 1158 - Road Lighting and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting. It is noted that consultation has been undertaken as required with electrical services provider Ausgrid. Is understood that consultation with telecommunications and gas providers will be undertaken prior to commencement of above ground works.
- Roads - Road Condition Reports to be prepared for all local roads likely to be used by construction traffic in the vicinity of the project before and after construction. It is noted that a Pre-Construction Dilapidation Survey Report has been prepared for Myra Street & Edgeworth David Avenue - Waitara Road surface, kerbs, gutters, footpaths & assets abutting school, Highland Avenue road surface, kerbs & gutters from school to Oleander Road.
- Traffic and site access – A Construction Traffic Management Plan is to be prepared. It is noted that a Traffic Management Plan has been prepared for the site.
- Amenity impacts - adjoining landowners to be notified of the schedule and scope of works prior to works commencing. It is understood that a letter box drop was undertaken for 500 neighbouring houses prior to commencement of construction.

3.10 Assessment of Environmental Management

The implementation of an environmental management system including an overall environmental management plan and associated sub-plans combined with environmental inspections/monitoring has generally adequately managed potential impacts.

While complaints have been received in relation to various environmental impacts, no evidence of continuing impacts was observed during the site inspection.

4. Recommendations

Based on an evaluation of compliance with the conditions of consent of SSD 8574, the following actions and recommendations should be undertaken to address consent condition non-compliances (as presented in **Table 3.1**) or improve environmental management practises:

- Project website should be updated with all available information and documents referred to in Condition A21;
- If working outside of approved working hours is required seek approval from DPIE in writing and notify neighbouring properties in accordance with conditions C5, C6 and C7;
- Demolition works relating to Stage 2 of the development be undertaken in accordance with conditions A15 and C4;
- DoPE be notified prior to commencement of Stage 2 in accordance with condition B3; and
- Complete audit and submit Independent Audit Report.

While no evidence of continuing impacts was observed during the site inspection, the overall handling and management of community complaints is an area for improvement.

5. Conclusion

An independent environmental audit has been undertaken for the construction phase of the Waitara Public School. The audit was required under Condition C40 of Development Consent SSD 8574.

The audit assessed the environmental compliance of the project against the conditions of the development consent and the adequacy of management strategies and plans currently in place. Project documentation and records provided by the client were reviewed and a site inspection was conducted as part of the audit.

An initial independent audit has previously been undertaken and this audit constitutes the second independent audit for the development.

The Environmental Management Plan and associated sub-plans have been reviewed and assessed as being adequate to address the requirements under the development consent.

Audit of compliance with SSD 8574 conditions was undertaken. The project was assessed to be non-compliant with eight conditions with all non-compliances being of an administrative nature. No actual detrimental impact to the environment has occurred as a result of any non-compliance with the consent conditions. Actions or recommendations for improvement for three conditions classified as compliant have also been provided.

The audit was conducted in accordance with DoPE (2018) *Independent Audit Post Approval Requirements*. Overall, notwithstanding the non-compliances and recommendations identified, the audit determined that the environmental management system and plans currently in place are generally adequate to address environmental management of the project and the management of community complaints are an area for improvement.

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Appendix A Independent Audit Table

Independent Audit Table

Site Address: Waitara Public School 48 – 58 Myra Street Wahroonga
 Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739
Development Application No.: SSD 8574
Auditor/s: Christine Louie
Site Representative: Dean Israel (ADCO, Project Manager) and Rosie Majer (TSA Management, Senior Project manager)

Date: February 2020

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations																																																																								
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.	<ul style="list-style-type: none">Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. Environmental Management Plan in place.	Compliant																																																																									
Terms of Consent																																																																												
A2	<div>The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally, in accordance with the EIS and Response to Submissions d) in accordance with the approved plans in the table below.</div> <table><tr><th colspan="4">Architectural Drawings prepared by NBRS Architecture</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>18159-A-WD-00-02</td><td>P4</td><td>Site Demolition Plan</td><td>4/10/2018</td></tr><tr><td>18159-A-WD-00-01</td><td>A</td><td>Site Plan</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-10-01</td><td>A</td><td>General Arrangement – Level 1</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-10-02</td><td>A</td><td>General Arrangement – Level 2</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-10-03</td><td>A</td><td>General Arrangement – Level 3</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-10-04</td><td>A</td><td>General Arrangement – Level 4</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-10-05</td><td>A</td><td>General Arrangement – Roof Plan</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-30-01</td><td>A</td><td>Elevations</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-30-02</td><td>A</td><td>Elevations</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-30-11</td><td>A</td><td>Sections</td><td>31/01/2019</td></tr><tr><td>18159-A-WD-30-12</td><td>A</td><td>Sections</td><td>31/01/2019</td></tr></table> <table><tr><th colspan="4">Landscape Plans prepared by GHD Woodhead</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>21-26108-WA-SD-LA-1000</td><td>E</td><td>Landscape Site Plan</td><td>03/08/2018</td></tr><tr><td>21-26108-WA-SD-LA-1007</td><td>D</td><td>Landscape General Arrangement (Sheet 7 of 8)</td><td>03/08/2018</td></tr><tr><td>21-26108-WA-SD-LA-3107</td><td>C</td><td>Landscape Planting Plan (Sheet 7 of 8)</td><td>03/08/2018</td></tr></table>	Architectural Drawings prepared by NBRS Architecture				Dwg No.	Rev	Name of Plan	Date	18159-A-WD-00-02	P4	Site Demolition Plan	4/10/2018	18159-A-WD-00-01	A	Site Plan	31/01/2019	18159-A-WD-10-01	A	General Arrangement – Level 1	31/01/2019	18159-A-WD-10-02	A	General Arrangement – Level 2	31/01/2019	18159-A-WD-10-03	A	General Arrangement – Level 3	31/01/2019	18159-A-WD-10-04	A	General Arrangement – Level 4	31/01/2019	18159-A-WD-10-05	A	General Arrangement – Roof Plan	31/01/2019	18159-A-WD-30-01	A	Elevations	31/01/2019	18159-A-WD-30-02	A	Elevations	31/01/2019	18159-A-WD-30-11	A	Sections	31/01/2019	18159-A-WD-30-12	A	Sections	31/01/2019	Landscape Plans prepared by GHD Woodhead				Dwg No.	Rev	Name of Plan	Date	21-26108-WA-SD-LA-1000	E	Landscape Site Plan	03/08/2018	21-26108-WA-SD-LA-1007	D	Landscape General Arrangement (Sheet 7 of 8)	03/08/2018	21-26108-WA-SD-LA-3107	C	Landscape Planting Plan (Sheet 7 of 8)	03/08/2018	Refer non-compliant conditions below.	Non compliant	(A): Address non-compliant conditions as indicated below.
Architectural Drawings prepared by NBRS Architecture																																																																												
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¹ Assessment to be Compliant, Non-compliant or Not triggered

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement				Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	21-26108-WA-SD-LA-2107	C	Landscape Levels and Setout Plan	03/08/2018			
	21-26108-WA-SD-LA-1003	E	Landscape Available Play Space Area	03/08/2018			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.				Noted. The Planning Secretary has issued written directions to SINSW during the course of construction of the development. Documents provided for review have been listed in this table.	Compliant	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				No inconsistencies observed to date.	Not triggered	
Limits of consent							
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				<ul style="list-style-type: none">Letter issued by SINSW to DoPE (DOC19/317612) via email on 3 May 2019. Development works commenced on 9 May 2019.	Compliant	
A6	This consent does not approve the installation of any advertising signs that would not otherwise be exempt development under State Environmental Planning Policy No. 64 – Advertising and Signage.				No changes since initial independent audit.	Compliant	
Prescribed Conditions							
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.				<ul style="list-style-type: none">Waitara Public School SSD 8574, Condition B40 SINSW Compliance Matrix 190424, 11 November 2019 Principal Contractor (ADCO Constructions Pty Ltd) and Project Manager (TSA Management Pty Ltd) confirm that all relevant conditions are being complied with.	Compliant	
Planning Secretary as Moderator							
A8	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.				Noted.	Not triggered	
Long service Levy							
A9	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.				<ul style="list-style-type: none">NSW Long Service Corporation Levy Receipt No. 00362656 Long service levy receipt issued to ADCO Constructions, dated 7 December 2018. No changes since initial independent audit.	Compliant	
Legal Notices							
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.				ADCO constructions and TSA Management confirmed that all advice/notices to the consent authority are submitted to Planning Secretary via SINSW.	Compliant	

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
Evidence of Consultation				
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Traffic Management Plan, Construction of a 4 storey school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019. Email issued by ADCO to Hornsby Shire Council including Sediment and Erosion Control Plan and Certificate of Design, 11 April 2019. Community Communication Strategy, Waitara Public School, School Infrastructure NSW, April 2019. Community Engagement Plan, Waitara Public School, GHD Pty Ltd, 4 September 2019 <p>Consultation has been undertaken as required by conditions B22, B25, B28, B29 and B36 with evidence of consultation viewed as detailed under these conditions.</p>	Compliant	
Staging, Combining and Updating Strategies, Plans or Programs				
A12	With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020 and sub-plans. Community Communication Strategy, Waitara Public School, SINSW, May 2019. <p>Documents have been updated and approved by the Planning Secretary.</p>	Compliant	
A13	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.	Noted.	Not triggered	
A14	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.		Not triggered	
Demolition				
A15	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.	<ul style="list-style-type: none"> Complying Development Certificate (Ref: 18260CDC01), Metro Building Consultancy Pty Ltd, 21 December 2018. Pre-Construction Compliance Report, Waitara Public School, version 0.0, TSA Management Pty Ltd, 24 April 2019. Letter issued by ADCO Constructions to Metro Building Consultancy on 23 May 2019 – SSD Conditions B30, B34, B44 and C4. <p>No demolition was undertaken as part of the Stage 1 works. ADCO confirms that Stage 2 works will not include any demolition activities. Demolition of the existing Administration Building – Block A will be undertaken during Stage 3 in mid 2020.</p>	Not triggered	
Structural Adequacy				

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Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
A16	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 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. 	<ul style="list-style-type: none"> BCA Crown Works Certificate no. 18260S109R02, Waitara Public School for construction of a new school building – construction of the remainder of the building (excluding landscaping), Metro Building Consultancy Pty Ltd, 2 May 2019. BCA Crown Works Certificate no. 18260S109R01, Waitara Public School for construction of a new school building – in ground services and structure to ground floor slab only, Metro Building Consultancy Pty Ltd, 8 May 2019. <p>The BCA Crown Certificate certifies that the building works have been designed in accordance with the Building Code of Australia 2016.</p>	Compliant	
External Walls and Cladding				
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	No changes since initial independent audit.	Compliant	
Applicability of Guidelines				
A18	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.	Noted.	Compliant	
A19	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.		Not triggered	
Monitoring and Environmental Audits				
A20	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing.</p> <p>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.</p>	Noted.	Compliant	
Access of Information				
A21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 	<ul style="list-style-type: none"> Letter issued by SINISW to DoPE (DOC19/ 319915) via email on 3 May 2019. Information is published on the SINISW project website for Waitara Public School Upgrade Project: https://www.schoolinfrastructure.nsw.gov.au/projects/w/waitara-public-school.html <p>The following information is currently not available on the website:</p> <ul style="list-style-type: none"> all approved strategies, plans and programs required under the conditions of this consent Applicant's response to independent environmental audit 	Non-compliant	<p>(A): Project website to be updated with all available information and documents referred to in Condition A21 including approved plans such as the Construction Environmental Management Plan and sub-plans, and Construction Worker Transportation Strategy.</p> <p>(R): Include the 1300 contact phone number on the project web-site.</p>

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary	Contact details to make enquiries or a complaint only provided as general email addresses. 1300 number is provided in "Project Update – December 2019" pdf.		
Compliance				
A22	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.	ADCO Site Specific Induction presentation references the SSD consent conditions and requirement for adherence to conditions. ADCO confirms that there have been no changes since the initial independent audit.	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.	Noted.	-	
Part B - Prior to Commencement of Construction				
Design Modification				
B1	Prior to the commencement of building works, the Applicant must articulate and refine the building façades to reduce bulk and scale, improve visual amenity and streetscape, and respond to the heritage values of the site and character of the neighbourhood. The articulation and refinements must have regard to: a) enhancing the overall design vision for the façade which is responsive to the existing school and its neighbourhood context; b) selecting materials and colours that are sympathetic to the heritage and environmental values of the site and the character of the neighbourhood; c) varying the type and texture of materials use; and d) addressing the western wall of the stairwell on the corner of Edgeworth David Avenue and Myra Street with consideration given to its visual dominance and need to present an improved street address. Amended plans must be submitted to the satisfaction of the Planning Secretary prior to the commencement of building works.	No changes since initial independent audit.	Compliant	
Notification of Commencement				
B2	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	DoPE (now DPIE) notified of commencement of physical work (construction) at least 48 hours beforehand. Construction is yet to be completed.	Compliant	
B3	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	<ul style="list-style-type: none"> Letter issued by SINISW to DoPE (DOC19/471377) via email on the 20 June 2019, <u>Waitara Public School – SSD 8574</u> Submission of 	Compliant	

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>Construction Notification in accordance with Condition B3 to the Planning Secretary for Information.</p> <ul style="list-style-type: none"> Community Communication Strategy, Waitara Public School, May 2019. Project Staging, Waitara Public School, TSA Management, 13 June 2019. <p>The Department was notified at least 48 hours beforehand that Stage 1 construction commenced on 9/05/2019.</p> <p>Construction staging information was provided in the Community Communication Strategy (CCS) approved by the Department on 8/5/19. Additionally, TSA notified DoPE on 13 June 2019 of project staging.</p> <p>Stage 2 has not commenced - anticipated to commence March 2020</p>		
Certified Drawings				
B4	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: a) the relevant clauses of the BCA; and b) this development consent.	No changes since initial independent audit.	Compliant	
External Walls and Cladding				
B5	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.	No changes since initial independent audit.	Compliant	
B6	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifying Authority accepts it.	No changes since initial independent audit.	Compliant	
Protection of Public Infrastructure				
B7	Before the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Certifying Authority and Council.	No changes since initial independent audit.	Compliant	
Site Contamination				
B8	Following demolition works, further investigation of building footprints must be undertaken. A report outlining the findings of the investigations and a review of the report by a NSW EPA accredited Site Auditor are to be submitted to the satisfaction of the Certifying Authority. Should the investigations identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.	No changes since initial independent audit. A SAS will be obtained for the Stage 2 Area if required.	Compliant	
B9	Within one month of the completion of remediation works (where required) 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	Remediation works were not required within Stage 1.	Not triggered	

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	Statement must verify the relevant part of the site is suitable for the ongoing use as a hospital and be provided to the satisfaction of the Certifying Authority.			
Unexpected Contamination Procedure				
B10	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 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.	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. <p>Unexpected finds protocol for contamination included as Annexure 6 to the Environmental Management Plan.</p> <ul style="list-style-type: none"> Updated unexpected finds protocol provided to the auditor by SINSW via email on 3 July 2019. 	Compliant	
Utilities and Services				
B11	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	No changes since initial independent audit. Upgrades required only relating to electrical services.	Compliant	
B12	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Ausgrid Proposed Design Scope, Ausgrid Reference SC13504, 6/9/2018. Current documentation indicates the application to Ausgrid was incomplete.	Compliant	(R) Provide additional documentation from Ausgrid including approved application.
Community Communication Strategy				
B13	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: <ol style="list-style-type: none"> identify people to be consulted during the design and construction phases; set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and 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. 	<ul style="list-style-type: none"> Community Communication Strategy, Waitara Public School, School Infrastructure NSW, May 2019. Community Engagement Plan, Waitara Public School, School Infrastructure NSW, 4 September 2019. <p>The Community Communication Strategy (CCS) and Community Engagement Plan (CEP) addresses all items under condition B13.</p>	Compliant	
B14	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	No changes since initial independent audit.	Compliant	
B15	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.	No changes since initial independent audit.	Compliant	

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Ecologically Sustainable Development				
B16	Within three months of 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.	<ul style="list-style-type: none"> Email dated 17 June 2019 from Green Building Council of Australia confirming application for Green Star rating registration received. Email dated 22 August 2019 from Green Star/Green Building Council of Australia confirming Waitara Public School was registered on 14 August 2019 for a Green Star – Design & As Built v1.2 rating. <p>TSA confirms that Green Star rating is compliant with Condition B16.</p>	Compliant	
Outdoor Lighting				
B17	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.	No changes since initial independent audit.	Compliant	
Access for People with Disabilities				
B18	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.	No changes since initial independent audit.	Compliant	
Environmental Management Plan Requirements				
B19	<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; 	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. <p>Refer to conditions B20 to B26 below.</p>	Compliant	

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	iii) failure to comply with statutory requirements; and h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
Construction Environmental Management Plan				
B20	The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: a) Details of: i) hours of work; ii) 24-hour contact details of site manager; iii) management of dust and odour to protect the amenity of the neighbourhood; iv) stormwater control and discharge; v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi) groundwater management plan including measures to prevent groundwater contamination; vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; viii) community consultation and complaints handling; b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22); c) Construction Noise and Vibration Management Sub-Plan (see condition B23); d) Construction Waste Management Sub-Plan (see condition B24); e) Construction Soil and Water Management Sub-Plan (see condition B25); f) Biodiversity Management Sub-Plan (see condition B26); g) an unexpected finds protocol for contamination and associated communications procedure; h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; i) 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; and	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. Pre-Construction Compliance Report, Waitara Public School, version 0.0, TSA Management, 24 April 2019. The Environmental Management Plan addresses all items under Condition B20.	Compliant	
B21	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.	No changes since initial independent audit.	Compliant	
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council, RMS and TfNSW; 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: 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	<ul style="list-style-type: none"> Traffic Management Plan, Construction of a 4 story school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019. The Traffic Management Plan addresses all items under Condition B22. No changes since initial independent audit.	Compliant	

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	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.			
B23	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's <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 B23(d); and f) include a complaints management system that would be implemented for the duration of the construction.	<ul style="list-style-type: none"> Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019. The Construction Noise and Vibration management Sub-Plan addresses all items under Condition B23. No changes since initial independent audit.	Compliant	
B24	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	<ul style="list-style-type: none"> Waste management Plan, Waitara Public School, Revision 0, ADCO Constructions Pty Ltd, 5 April 2019. The Waste Management Plan addresses all items under Condition B24. No changes since initial independent audit.	Compliant	
B25	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: a) be prepared by a suitably qualified expert, in consultation with Council; b) describe all erosion and sediment controls to be implemented during construction; c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); d) detail all off-Site flows from the Site; and e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	<ul style="list-style-type: none"> Sediment and Erosion Control Plan, Waitara Public School Redevelopment, Drawing No. 18380_CC_SE01 Revision C, H&H Consulting Engineers Pty Ltd, 10 April 2019. No changes since initial independent audit.	Compliant	
B26	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: a) provide information and maps that define the biodiversity values across the site, including the Sydney Turpentine-Ironbark forest in the north-east corner of the site; b) map potential areas for management of threatened and significant species; c) measures to minimise the loss of key fauna habitat, including tree hollows;	<ul style="list-style-type: none"> Bushland Management Plan, Waitara Public School, Ecological Consultants Australia Pty Ltd, 22 March 2019. The Bushland Management Plan addresses all items under Condition B26. No changes since initial independent audit.	Compliant	

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	d) measures to minimise the impacts on fauna on site, including conducting fauna pre- clearance surveys prior to vegetation clearing, building / structure demolition; e) controlling weeds and feral pests; f) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected / 'no-go' areas; g) procedures for the removal of nests or fauna located in trees to be removed in accordance with the recommendations of the Flora and Fauna Assessment prepared by Niche Environment and Heritage dated 27 August 2018; and h) a program to monitor the effectiveness of the measures in the BMSP.			
Construction Worker Transportation Strategy				
B27	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers as set out in the Response to Submissions which minimise demand for parking in nearby public and residential streets or public parking facilities.	<ul style="list-style-type: none"> Construction Workers Transport Strategy, Waitara Public School, (Version 0), ADCO Constructions Pty Ltd. No changes since initial independent audit.	Compliant	
Road Design and Traffic Facilities				
B28	Within two months of the commencement of construction, the Applicant must finalise details of road safety mitigation works identified in the updated Transport Impact Assessment prepared by GHD dated July 2018 included in the Response to Submissions in consultation with Council and RMS (where appropriate). The details and evidence of consultation must be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> Email correspondence submitting information in accordance with conditions B28 and B29 to the planning secretary for approval dated 11 July 2019, including the following supporting documentation: <ul style="list-style-type: none"> Email correspondence with Hornsby Shire Council dated 8 July 2019 including acknowledgement response from Hornsby Shire Council dated 9 July 2019, including Traffic Meeting No. 1 meeting minutes and map showing mark-up of the issues discussed in meeting. Email correspondence with NSW Police, detailing evidence of consultation and the outcomes of the investigation and recommendation noted. Consultation register with stakeholders with information including details of consultation with Hornsby Shire Council – Traffic Meeting No. 1, details of consultation with NSW Police, and Waitara Public School traffic issues raised by the School, Parents and Community. Letter issued by SINSW to DoPE on 24 September 2019 including the following supporting documentation: <ul style="list-style-type: none"> SINSW email correspondence with Hornsby Shire Council dated 8 July 2019 including acknowledgement response from Hornsby Shire Council dated 9 July 2019. Email correspondence from RMS dated 24 September 2019 confirming RMS response to address the issue of Myra Street / Edgeworth David Drive Intersection Light Phasing. SINSW email correspondence with NSW Police on the 24 and 25 June, 4 and 8 July 2019. Email correspondence from Waitara Public School Community regarding Road Safety and Traffic Issues raised. 	Non compliant	

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		<ul style="list-style-type: none"> Waitara Public School: Upgrade Project – SSD 8574 – Condition B28 Road Design and Traffic Facilities – Consultation Register – Version 2. Letter issued by Henry & Hymas Pty Ltd to ADCO Constructions on 30 September 2019, detailing the raised pedestrian crossing project Myra Street, Wahroonga. Letter issued by DPIE (formerly DoPE) to SINSW on 11 October 2019, confirming approval of details and evidence of consultation to satisfy Condition B28. <p>The Planning Secretary delegate approved the details and evidence of consultation on the final road safety mitigation works as being in accordance with Condition B28 of SSD 8574.</p> <p>SINSW's submission was received on 26 July 2019 by the Department and construction works commenced 9 May 2019. Submission was received by the Department outside the two month timing requirement.</p>		
B29	Within two months of the commencement of construction, the Applicant must investigate the need for changes to, or extension of, the school drop-off / pick-up zone on Myra Street in consultation with Council having regard to potential impacts on the performance of Edgeworth David Avenue and Myra Street. Evidence of consultation and the outcomes of the investigation, including recommendations, must be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> SINSW email correspondence with Hornsby Shire Council dated 8 July 2019 including acknowledgement response from Hornsby Shire Council dated 9 July 2019, including traffic issues discussion minutes and a map showing mark-up of 6 key points. SINSW email correspondence with NSW Police on the dates 24 and 25 June, and 4 and 8 July 2019. Email correspondence from Waitara Public School Community regarding Road Safety and Traffic Issues raised. Waitara Public School – SSD 8574 – Condition B29 – Consultation Register Version 1 dated 16 July 2019. Letter issued by SINSW to DoPE on 11 October 2019 – Approval of investigation into school drop-off / pick-up zone to satisfy Condition B29 for Waitara Public School Redevelopment (SSD 8574). <p>SINSW approved the evidence of consultation and outcomes of the investigation into the design of the school drop-off / pick up zone are in accordance with Condition B29 of SSD 8574.</p>	Compliant	
B30	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.	<ul style="list-style-type: none"> Letter issued by ADCO Constructions to Metro Building Consultancy on 23 May 2019 – SSD Conditions B30, B34, B44 and C4. <p>ADCO confirms that the project scope of works does not include any upgrades or reconstruction activities to the surrounding public roads and pavements. All works are contained within the property boundary.</p>	Not triggered	
Stormwater Management System				
B31	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: <ol style="list-style-type: none"> be designed by a suitably qualified and experienced person(s); be generally in accordance with the conceptual design in the EIS; be in accordance with applicable Australian Standards; ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	No changes since initial independent audit.	Compliant	

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Operational Noise-Design of Mechanical Plant and Equipment				
B32	Prior to commencement of building works, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by GHD dated December 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 Acoustic Report.	<ul style="list-style-type: none"> Letter issued by Acoustic Logic to ADCO Constructions on 2 July 2019 – Acoustic Design Certification. <p>Acoustic Logic confirms Condition 32 of SSD 8574 has been addressed in the acoustic brief (document reference 20181559.4/1411A/R2/AW). The measures and performance requirements of the GHD Report and the ALC acoustic brief have been considered in the design development and reflected in the NBR5 drawings.</p>	Compliant	
Construction and Demolition Waste Management				
B33	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.	No changes since initial independent audit.	Compliant	
Operational Waste Storage and Processing				
B34	Prior to the commencement of construction of the operational waste storage area, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	<ul style="list-style-type: none"> Letter issued by ADCO Constructions to Metro Building Consultancy on 23 May 2019 – SSD Conditions B30, B34, B44 and C4. <p>ADCO confirms that construction works do not include any new waste storage areas.</p>	Not triggered	
Mechanical Ventilation				
B35	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.	No changes since initial independent audit.	Compliant	
Rainwater Harvesting				
B36	Prior to the commencement of building works, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	No changes since initial independent audit.	Compliant	
Car Parking and Service Vehicle Layout				
B37	Evidence of compliance of the design drawings with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works: <ol style="list-style-type: none"> all vehicles must enter and leave the Site in a forward direction; 12 additional on-site car parking spaces to be provided for use during operation of the development and designed in accordance with the latest version of AS2890.1; 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed 	<ul style="list-style-type: none"> Letter issued by Henry & Hymas to ADCO Constructions on 1 July 2019 – Certificate of Design. <p>Henry & Hymas certify the designs are in accordance with best engineering practise and meet the requirements of the Environmental Planning and Assessment Regulations of the Building Code of Australia and relevant Australian Standards, in particular AS2890.1:2004 – ‘Parking facilities’ – Part 1: Off-street car parking. Design certified as being in accordance with SSD 8574 consent B37.</p> <p>Supporting Drawings:</p> <ul style="list-style-type: none"> 18380_CC_C100 SITE PLAN, Revision M 18380_CC_C600 TURNING PATH ANALYSIS PLAN, Revision 03 	Compliant	
End-of-Trip Facilities				

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B38	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: a) the provision of end-of-trip facilities for staff including two separated unisex showers and associated changing and locker facilities; b) appropriate pedestrian and cyclist advisory signs are to be provided; and c) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority	No changes since initial independent audit.	Compliant	
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.	Footpath or public domain works are not proposed as part of the development. No changes since initial independent audit.	Not triggered	
Compliance Reporting				
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.	No changes since initial independent audit.	Compliant	
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> Pre-Construction Compliance Report Version 0.0 prepared by TSA Management 24 April 2019. Email correspondence from DoPE to SINSW on 8 May 2019, requesting a revised report and resubmission. Pre-Construction Compliance Report Version 2.0 prepared by TSA Management on 13 May 2019. Compliance Report Declaration Form prepared by TSA Management on 12 May 2019. <p>TSA Management addressed DoPE comments from the 8 May 2019 email and provided a revised version 2.0 Pre-Construction Compliance Report. Several revised versions have been provided since, most current version is version 5, dated 17 January 2020.</p>	Compliant	
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	<ul style="list-style-type: none"> Pre-Construction Compliance Report Version 2.0 was submitted to NSW Department of Planning and Environment's Compliance Team on the 14 May 2019. Email correspondence from SINSW to DPIE on the 23 September 2019 notifying the Pre-Construction Compliance Report will be publicly available in a minimum of seven days (from 23 September 2019). Pre-Construction Compliance Report Version 2.0 is available on the SINSW project website for Waitara Public School Upgrade Project. <p>The Pre-Construction Compliance Report was made public 20 weeks after submission to the Department.</p>	Non-compliant	
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	Noted.	Not triggered	

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Archival Photographic Documentation – Building A				
B44	Prior to the commencement of demolition works on-site, a photographic archival record of the external and internal areas of Building A to be demolished must be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Waitara Public School, prepared by Heritage 21 and dated December 2017 and the NSW Heritage Branch guidelines titled <i>Photographic Recording of Heritage Items using Film or Digital Capture</i> . A hardcopy and digital copy must be submitted to Council, the Heritage Division and the Planning Secretary prior to demolition works commencing.	<ul style="list-style-type: none"> Letter issued by ADCO Constructions to Metro Building Consultancy on 23 May 2019 – Waitara Public School SSD Conditions B30, B34, B44 and C4. Demolition works are planned to be carried out during stage 3, estimated to occur in the middle of 2020.	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.	No changes since initial independent audit.	Compliant	
Site Notice				
C2	A site notice(s): <ul style="list-style-type: none"> a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> 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. 	No changes since initial independent audit.	Compliant	
Operation of Plant and Equipment				
C3	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	No changes since initial independent audit.	Compliant	
Demolition				
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	No changes since initial independent audit.	Not triggered	
Construction Hours				

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C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. <p>Site hours are noted on the Environmental Management Plan.</p> <p>ADCO complaints register states a 'Working Hours' complaint was received on 21 June 2019. The complaint was from the property manager of a nearby residential units regarding early morning deliveries, working outside of allowed hours. ADCO responded that neighbouring properties were notified 48 hours prior via a letterbox drop and Hornsby Council and LAC was consulted prior.</p>	Non compliant	.
C6	Activities may be undertaken outside of the hours in Condition C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Working out of hours complaint received on 21 June 2019, as outlined in C5. ADCO state they notified Hornsby Council, however no written confirmation of this has been provided.	Non compliant	
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As stated in C5 ADCO notified the neighbours via a letterbox drop 48 hours prior to out of hours delivery, however no confirmation of letterbox correspondence provided.	Compliant	(R) Provide letterbox drop correspondence, notifying residents of out of hours delivery.
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	No changes since initial independent audit.	Compliant	
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).	Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. Approved Environmental Management Plan in place.	Compliant	
Construction Traffic				
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.	<ul style="list-style-type: none"> Traffic Management Plan, Construction of a 4 storey school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019. <p>Traffic Management Plan in place.</p>	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.	ADCO confirmed at the site meeting that a Road Occupancy Licence has not been required 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	Site is completely fenced and secured when not attended. Site notices state that unauthorised entry to the site is not permitted.	Compliant	

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	work must be conducted at all times in accordance with relevant SafeWork requirements.			
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: 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.	Daily perimeter check completed to identify graffiti and conceal as required.	Compliant	
No Obstruction of Public Way				
C14	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.	As observed during the site inspection, the site boundary is clearly demarcated. No works are undertaken outside site boundary.	Compliant	
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (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.	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 4-200109, ADCO Constructions Pty Ltd, 9 January 2020. Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019. Waitara Public School Complaints Register last updated 2 December 2019. <p>Strategies for minimising construction noise and vibration identified in the environmental management plan and associated Construction Noise and Vibration management Sub-Plan.</p> <p>ADCO stated during the second independent audit site inspection that a letter box drop was undertaken during the July school holidays as well as information booths at the school in October 2019.</p> <p>No complaints have been received in relation to construction noise.</p>	Compliant	
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.	Noted.	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.	ADCO confirmed that no complaints have been received from neighbouring properties relating to noise.	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.	Construction Noise and Vibration management Sub-Plan in place. ADCO confirmed that no complaints have been received from neighbouring properties relating to noise.	Compliant	
Vibration Criteria				

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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).	<ul style="list-style-type: none"> Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019. <p>Construction Noise and Vibration management Sub-Plan in place.</p>	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.	Noted.	Not triggered	
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 B23 of this consent.	Noted.	Not triggered	
Tree Protection				
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Development Impact Assessment and Risk Assessment Report – Waitara Public School prepared by Birds Tree Consultancy dated 15 June 2018 and the Arboricultural Development Impact Assessment and Risk Assessment Report – Waitara Public School – Revised Car Park prepared by Birds Tree Consultancy dated 16 August 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>Street trees are not affected due to the development. Trunk protection measures installed on street tree near site entrance.</p> <p>Two small trees on site are protected by perimeter fencing.</p> <p>Where works were undertaken within the vicinity of trees, arborists were contacted and supervised works on-site.</p>	Compliant	
Dust Minimisation				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>ADCO confirmed at the site meeting that site surfaces stockpiles are watered as required and a binder was used in early stages. All trucks have a sliding tarp to cover the load and a Labourer is present at the gate during truck movement to sweep dirt tracked onto footpath/street.</p> <p>Dust complaints received on the 15 and 26 July 2019 were in relation to council maintenance works involving contractors on Myrna Street and unrelated to construction at the site.</p>	Compliant	
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network;	No changes since initial independent audit.	Compliant	

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	(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.			
Air Quality Discharges				
C25	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	An EPL has not been identified for the site. A search of the EPA record of licensed activities under the POEO Act on 23 May 2019 did not identify any licences pertaining to the site.	Not triggered	
Erosion and Sediment Control				
C26	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.	No changes since initial independent audit.	Compliant	
Imported Soil				
C27	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the [Department/Certifying Authority] upon request.	ADCO confirmed no fill has been imported to site.	Not triggered	
Disposal of Seepage and Stormwater				
C28	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> .	Seepage water/ rainwater contained on site.	Not triggered	
Unexpected Finds Protocol – Aboriginal Heritage				
C29	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.	Noted.	Not triggered	
Unexpected Finds Protocol – Historic Heritage				
C30	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.	Noted.	Not triggered	

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Waste Storage and Processing				
C31	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	Waste collection points located at the site including skip bins.	Compliant	
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste disposal dockets and tracking register provided, for loads from 29 April 2019 to 17 May 2019.	Compliant	
C33	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.	All trucks have a sliding tarp to cover the load.	Compliant	
C34	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.	Noted.	Not triggered	
Handling of Asbestos				
C35	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.	Not encountered during current SSD development works.	Not triggered	
Community Engagement				
C36	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.	<ul style="list-style-type: none"> Community Communication Strategy, Waitara Public School, School Infrastructure NSW, May 2019. Community Engagement Plan, Waitara Public School, GHD Pty Ltd, 4 September 2019. Waitara Public School Project Update December 2019. <p>Consultation is undertaken regularly with the school community but details of community liaison are not documented.</p> <p>The Project Update provided on the web-site provides limited information.</p>	Compliant	<p>(R): Community updates to be published on the SINSW project website for Waitara Public School Upgrade Project.</p> <p>(R): Set up a register logging all community liaison.</p>
Independent Environmental Audit				
C37	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.	<ul style="list-style-type: none"> Email issued by SINSW to DoPE on 27 March 2019. Letter from DoPE to SINSW re Waitara Public School (SSD 8574) Condition C37, 3 April 2019. <p>Written approval received from DoPE on the proposed independent auditor on 3 April 2019.</p>	Compliant	
C38	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 of Planning and Environment 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> Email issued by SINSW to DoPE on 5 April 2019. Independent Environmental Audit Program – Waitara Public School Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739, JBS&G, 12 April 2019. Email issued from DoPE to SINSW on 17 April 2019. Email issued from TSA Management to Certifying Authority (Metro Building Consultancy) on 8 April 2019. 	Compliant	

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		Independent audit program submitted to DoPE on 5 April 2019. Based on feedback from DoPE, a revised independent audit program was submitted on 12 April 2019.		
C39	Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is: a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. 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.	Noted.	Compliant	
C40	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 C38 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).	<ul style="list-style-type: none"> Independent Environmental Audit Waitara Public School, 48-58 Myra Street Wahroonga NSW, Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739, Revision 1 dated 13 September 2019, JBS&G Australia Pty Ltd. Revision 0 of the Independent Environmental Audit was completed on 3 July 2019 within 8 weeks of the commencement of construction on 9/5/19 in accordance with C39. Based on feedback from DPIE, a revised report was resubmitted.	Compliant	
C41	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must: a) review and respond to each Independent Audit Report prepared under condition C40 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.	<ul style="list-style-type: none"> Letter issued by SINSW to DoPE (DOC19/629326) on 1 August 2019, Waitara Public School – SSD 8574: Issue of Response to Independent Environmental Audit in accordance with Condition C41 for information. Email correspondence from SINSW to the Department on 2 August submitting signed cover letter for Condition C41 and JBS&G Independent Audit, dated 3 July 2019, Revision 0. Email correspondence from SINSW to the Department, providing the revised Independent Audit on the 22 November 2019. SINSW provided responses to Independent Audit non-compliances and recommendations. The response to the Independent Audit Report is not available on the project web-site.	Non compliant	(A): Make response to Independent Audit Report available to public on project web-site.
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.	Noted.	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.	TSA and ADCO confirm that no incidents have been reported to date. A procedure for incident reporting forms part of the EMP.	Not triggered	

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C44	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Noted.	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.	TSA and ADCO report that no non compliances have been identified as requiring reporting to the Department since the initial independent audit. A number of non-compliances in relation to reporting and submission of information to the Department exist and are acknowledged by SINSW. These have been not been reported formally to the Department.	Non compliant	(A): Submit non-compliances to the Department.
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	Noted.	Not triggered	
C47	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted.	Not triggered	
Revision of Strategies, Plans and Programs				
C48	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 approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, 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.	<ul style="list-style-type: none"> Email correspondence from SINSW to the Department on 11 November 2019, providing evidence of submission for condition C48. 	Compliant	
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. <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>	<ul style="list-style-type: none"> Email correspondence from SINSW to the Department on 11 November 2019 containing the following: SINSW letter dated 11 November 2019, notifying the Department of their intention to undertake a review of Construction Environment Management Plan Waitara Public School, ADCO Construction, 04/03/2019, Version 2. 	Compliant	
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		Not triggered	

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	as synthetic or aluminium composite panels comply with the requirements of the BCA.			
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				
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.</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	
Roadworks and Access				
D8	The Applicant must complete the road safety mitigation works agreed under condition B27 and any changes to the Myra Street drop-off / pick-up zone agreed under condition B29 prior to operation.		Not triggered	
Green Travel Plan				
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Council; 		Not triggered	

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	<ul style="list-style-type: none"> 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; 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; and f) include details for the monitoring and review of demand for the existing bicycle parking provided on site and identify actions to be taken where demand exceeds the capacity of the existing parking spaces. 			
Operational Transport and Access Management Plan (OTAMP)				
D10	<p>An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, 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 drop-off and pick-up parking located within Myra Street and Highlands Avenue, including staff management/traffic controller arrangements; d) the location and operational management procedures for 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 Edgeworth David Avenue, 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, including those set out in in the Condition E13; g) management of approved access arrangements; h) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up parking in Myra Street and Highlands Avenue; i) car parking arrangements and management associated with the proposed use of school facilities by community members; j) restriction on hours for use of the three parking spaces located within the turning area to the west of the existing car park to times outside of the service vehicle delivery hours set out in Condition D10(f); and k) a monitoring and review program. 		Not triggered	

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Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.			
Car Parking Arrangements				
D11	Unless otherwise agreed by the Planning Secretary, occupation must not occur until evidence is submitted to the satisfaction of the Certifying Authority demonstrating: <ul style="list-style-type: none"> a) construction works associated with the proposed expansion of twelve additional car parking spaces located to the east of the existing car park have been completed and that the expanded car parking facility is operational; an b) signage and marking have been installed which nominates the three parking spaces located in the existing turning area on the western side of the existing car park as short-term staff / visitor spaces and restricts use of these spaces to times set out in Condition D10(j) 		Not triggered	
Road Damage				
D12	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	
Heritage Interpretation Plan				
D13	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced expert in consultation with Council; b) be submitted to the Planning Secretary and Certifying Authority prior to the commencement of operation; c) include provision for naming elements within the development that acknowledges the site's heritage; and d) incorporates interpretive information in to the site's heritage including buildings demolished as part of the development. 		Not triggered	
D14	The Applicant must: <ul style="list-style-type: none"> a) not commence operation until the Heritage Interpretation Plan is submitted to the Planning Secretary and Certifying Authority; and b) implement the most recent version of the Heritage Interpretation Plan submitted to the Planning Secretary and Certifying Authority. 		Not triggered	
Mechanical Ventilation				
D15	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 		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	

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
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.	<ul style="list-style-type: none"> • Letter from Waitara Public School to ADCO, dated 20 May 2019. The letter states that the school canteen will act as a food servery facility only and that the Food Code Compliance is not applicable to this project.	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; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. 		Not triggered	
D20	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.		Not triggered	
Rainwater Harvesting				
D21	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				
D22	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 AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		Not triggered	
Outdoor Lighting				
D23	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: <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. 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.		Not triggered	
Signage				

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Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
D24	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.		Not triggered	
D25	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	
D26	'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				
D27	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: <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 6.1.4 of the EIS as modified in the Response to Submissions. 		Not triggered	
Landscaping				
D28	Prior to occupation of the building, the Applicant must prepare Landscape Plan(s) detailing proposed landscaping of the site to the satisfaction of the Certifying Authority. The plan(s) must: <ul style="list-style-type: none"> a) detail the location, species and maturity of plants to be planted on-site; b) emphasise species from the Sydney Turpentine-Ironbark forest vegetation community; and c) provide for the planting of 52 trees. 		Not triggered	
D29	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: <ul style="list-style-type: none"> a) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and b) be consistent with the Applicant's Management and Mitigation Measures at Section 6.1.4 of the EIS as modified in the Response to Submissions. 		Not triggered	
D30	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.			
Ecologically Sustainable Development				
D31	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	
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		Not triggered	

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Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	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) details of the use of the school hall, where applicable, restricting use before 8 am and after 10 pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
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) details of the use of the hall, where applicable, restricting use before 8 am and after 10 pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.		Not triggered	
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	
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Report prepared by GHD and dated December 2017.		Not triggered	

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Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
E10	Noise associated with the operation of any plant, machinery, School public address system, School bell or other equipment on the Site and community use of the hall outside of school hours, must not exceed 5 dB(A) above the background noise level when measured at the boundary of any sensitive receiver.		Not triggered	
E11	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of 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 of use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Report prepared by GHD and dated December 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 operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.		Not triggered	
E12	The school hall is not to be used between the hours of 10.00 pm and 8:00 am.		Not triggered	
E13	The waste collection services and ground maintenance involving the use of powered equipment are not to be undertaken outside the hours of 7:30 am to 6:00 pm Monday to Friday.		Not triggered	
E14	The sports field must not be made available for community use <ul style="list-style-type: none"> a) Before 7:00am on weekday mornings; b) Later than 6:00 pm on weeknights; and c) Other than between the hours of 8:00 am and 6:00 pm on Saturdays; and during Sundays and public holidays. 		Not triggered	
E15	Activities may be undertaken outside of the hours in conditions E13 and E14 if: <ul style="list-style-type: none"> a) undertaken in accordance with an Out of Hours Event Management Plan prepared in accordance with conditions E1 or E4 and submitted to the Department and Council in accordance with condition E2 in the case of events involving 100 or more people; or b) agreed in writing by the Planning Secretary in the case that of events involving less than 100 people 		Not triggered	
Unobstructed Driveways and Parking Areas				
E16	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	
Green Travel Plan				
E17	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.		Not triggered	
Outdoor Lighting				
E18	Notwithstanding Condition D23, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		Not triggered	

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
Fire Safety Certificate				
E19	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				
E20	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.		Not triggered	
WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
	<ol style="list-style-type: none"> A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C43 or, having given such notification, subsequently forms the view that an incident has not occurred. Written notification of an incident must: <ol style="list-style-type: none"> identify the development and application number; provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); identify how the incident was detected; identify when the applicant became aware of the incident; identify any actual or potential non-compliance with conditions of consent; describe what immediate steps were taken in relation to the incident; identify further action(s) that will be taken in relation to the incident; and identify a project contact for further communication regarding the incident. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested. The Incident Report must include: <ol style="list-style-type: none"> a summary of the incident; outcomes of an incident investigation, including identification of the cause of the incident; details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and details of any communication with other stakeholders regarding the incident. 		Not triggered	

Appendix B Planning Secretary Audit Team Approval

Contact: Emmanuel Smith-Aspros
Phone: 02 8275 1232
Email: compliance@planning.nsw.gov.au

Department of Education
ATTN: Mr David Spare
Project Director, Infrastructure Projects
Level 8, 259 George Street
SYDNEY NSW 2000

BY EMAIL ONLY: David.Spare@det.nsw.edu.au

Dear Mr Spare

**Waitara Public School (SSD 8574)
Condition C37**

I refer to your submission dated 27 March 2019 seeking the agreement of the Planning Secretary of the Department of Planning and Environment ("Department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Waitara Public School project ("Project").

In accordance with Condition C37 and the *Independent Audit Post Approvals Requirements (June 2018)*, the Planning Secretary has agreed to Ms Christine Louie as the Auditor for the Project.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements (June 2018)*.

If you wish to discuss the above, please do not hesitate to contact Emmanuel Smith-Aspros on (02) 8275 1232 or by email on compliance@planning.nsw.gov.au.

Yours sincerely,



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

Dated: 03/04/2019

Appendix C Independent Audit Declaration Form

Appendix D Site Inspection Photographs

PHOTO 1: VIEW OF CONSTRUCTION FROM MYRA STREET



PHOTO 2: INTERNAL CONSTRUCTION



PHOTO 3: LEVEL 3 CONSTRUCTION



PHOTO 4: WORK-SITE



Job No: 56067

Client: Department of Education

Version: R02 Rev A

Date: 17/02/2020

Drawn By: JN

Checked By: CL

Not to Scale

Coord. Sys n/a

**48 – 58 Myra Street Wahroonga
NSW**

APPENDIX D

Appendix E Complaints Register

Waitara Public School Complaints Register

Last updated 2 January 2020

This is a register of complaints received by School Infrastructure NSW about Waitara Public School. A complaints register is a requirement for all State Significant Development (SSD) projects.

Date of complaint	Date of response	Method of complainant	Nature of complaint	SINSW response	Complaint status	Is this Complaint an Emergency
28 August 2019	9 September 2019	Email	Parking	Visit to resident and the installation of signage marking the parking spots "For Residents only".	Closed	No
26 July 2019	30 July 2019	Letter	Dust	ADCO advised to adhere to environmental control measures as required.	Closed	No
15 July 2019	15 July 2019	In person	Dust	ADCO advised to adhere to environmental control measures as required.	Closed	No
21 June 2019	21 June 2019	Phone	Working hours	Neighbouring properties were notified 48 hours prior via letterbox	Closed	No

Date of complaint	Date of response	Method of complainant	Nature of complaint	SINSW response	Complaint status	Is this Complaint an Emergency
				drop and consultation with Hornsby Council and Hornsby LAC undertaken prior.		

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A	electronic copy	Mardi Christian TSA Management Via email: mchristian@tsamanagement.com.au	20/02/2020

Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	Julia Nicholson/ Christine Louie	Christine Louie	Draft for client review	-	20/02/2020

