

12 April 2019

David Spare
School Infrastructure NSW

Independent Environmental Audit Program – Waitara Public School Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739

Dear David,

1. Introduction

JBS&G Australia Pty Ltd (JBS&G) has been engaged by School Infrastructure NSW (c/o TSA Management) (SINSW, the client) to undertake Independent Environmental Auditing of the works being undertaken for the redevelopment of Waitara Public School (Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739) located at 48 – 58 Myra Street, Wahroonga NSW (the site).

It is understood that, in accordance with the State Significant Development (SSD) development consent for the site (SSD 8574), independent environmental audits are required to be completed in line with *AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems* and that the audits must be conducted by a suitably qualified, experienced and independent team of experts. It is additionally understood that an audit report is required which needs to:

- assess the environmental performance of the development and the effect on the surrounding environment;
- assess whether the development is complying with the terms of consent;
- review the adequacy of any documents; and,
- recommend measures or actions to improve the environmental performance of the development.

This letter details the Independent Audit program to be undertaken as required under development consent conditions as follows:

- 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).
- Condition C41 – In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department of Planning and Environment 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.
- Condition C42 - Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 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.

It is noted that details of the Independent Environmental Audit program could be subject to change, depending on feedback from the Department of Planning and Environment.

2. Audit Schedule

Based on a commencement date of construction of 6 May 2019, proposed construction period of 14 months, and in accordance with Condition C39 of development consent SSD 8574 and *Independent Audit Post Approval Requirements* (Department of Planning and Environment, 2018), independent environmental audits for the construction and operation stages are proposed to be undertaken as outlined in **Table A**.

Table A: Audit Schedule

Audit	Requirement Frequency	Timeframe*
Initial Independent Audit	Within 8 weeks of the notified commencement date of construction	1 July 2019
Second Independent Audit	At intervals, no greater than 26 weeks from the date of initial Independent Audit	28 October 2019
Third Independent Audit	At intervals, no greater than 52 weeks from the date of initial Independent Audit	27 April 2020
Independent Audits during operation phase of the development	Within 52 weeks of the commencement of operation and at intervals no greater than three years	To be confirmed

*The timeframe indicated includes completion of all audit activities, including scope development, audit inspection and interview, document review, and submission of final Audit Report (including client response to audit findings) to the Department of Planning and Environment. The exact timing for independent audits during the operation phase will be confirmed following completion of construction.

The initial independent audit will include a review of the site CEMP to ensure compliance with current NSW Government Environmental Management Systems Guidelines. A site inspection and interview with relevant project environmental management personnel will be undertaken to inspect SINSW's environmental controls and ensure compliance with the CEMP. An initial Audit Report will be prepared documenting the findings of the audit and providing recommendations for the improvement and regulatory compliance of the management plans.

A second independent audit will be undertaken no later than six months from the date of the initial construction Independent Audit (i.e. no later than eight months from the date of commencement of construction). A third independent audit will be undertaken no less than eight weeks prior to the end of the construction program. Audit Reports will be prepared following each independent audit documenting the findings of environmental compliance reports and assess the ongoing compliance and environmental performance of the project.

SINSW is required to make each Independent Audit Report publicly available within 60 days after submission to the Department of Planning and Environment.

SINSW is required to undertake independent audits during the operation phase of the development within 52 weeks of the commencement of operation and at intervals no greater than three years. As noted above in **Table A**, the exact timing for independent audits during the operation phase will be confirmed following completion of construction. It is further noted that the independent audits during the operation phase will be undertaken on an ongoing basis in accordance with condition C42 unless the Planning Secretary approves 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.

3. Audit Compliance Table

An Independent Audit Table that identifies current known requirements for environmental compliance is provided in **Attachment 2**.

As per the requirements of Department of Planning and Environment (2018), the Independent Audit Table has been prepared based on the development consent conditions. It is noted that a number of the Conditions of Consent are not relevant to the environmental performance of the construction / development works but have nonetheless been included within the table.

4. Closing

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email clouie@jbsg.com.au.

Yours sincerely:



Christine Louie
Principal
JBS&G Australia Pty Ltd



Lachlan Wilkinson
Principal
JBS&G Australia Pty Ltd

Attachments:

- (1) Limitations
- (2) Independent Audit Table

Attachment 1– 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.

Attachment 2 – 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

Date:

Development Application No.: SSD 8574

Auditor/s:

Site Representative:

Approval (ID)	Requirement	Monitoring Methodology	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.	Site inspection, interview, CEMP and records																																																																											
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	Site inspection, interview, CEMP and records			
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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					Monitoring Methodology	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.					Site interview and records			
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.					Site interview and records			
Limits of consent									
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.					N/A			
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.					Site interview and records			
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.					Site interview and records			
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.					Site interview and records			
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.					N/A			
Legal Notices									
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.					N/A			
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.					N/A			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
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).	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
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.	N/A			
Structural Adequacy					
A16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> • <i>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.</i>	N/A			
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.	N/A			
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.	Site interview and records			
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	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	version of such a guideline, protocol, Standard or policy, or a replacement of them.				
Monitoring and Environmental Audits					
A20	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Site interview and records			
Access of Information					
A21	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary	Site interview, Applicant web-site and site records			
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.	Site interview and records			
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.	N/A			
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	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	streetscape, and respond to the heritage values of the site and character of the neighbourhood. The articulation and refinements must have regard to: <ul style="list-style-type: none"> 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.				
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.	Site interview and records			
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 commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Site interview and records			
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: <ul style="list-style-type: none"> a) the relevant clauses of the BCA; and b) this development consent. 	N/A			
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.	N/A			
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.	N/A			
Protection of Public Infrastructure					
B7	Before the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Certifying Authority and Council. 	N/A			
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	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.				
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 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.	Site interview, inspection and records			
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.	Site interview and records			
Utilities and Services					
B11	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	N/A			
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.	N/A			
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: a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Site interview, records and CCS			
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.	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
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.	Site interview and records			
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.	Site interview and records			
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.	N/A			
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.	N/A			
Environmental Management Plan Requirements					
B19	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul style="list-style-type: none"> a) detailed baseline data; b) details of: <ul style="list-style-type: none"> i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii) any relevant limits or performance measures and criteria; and iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d) a program to monitor and report on the: <ul style="list-style-type: none"> i) impacts and environmental performance of the development; ii) effectiveness of the management measures set out pursuant to paragraph (c) above; e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: <ul style="list-style-type: none"> i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii) complaint; iii) failure to comply with statutory requirements; and h) a protocol for periodic review of the plan. 	Site interview, inspection, records and management plans			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	<i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>				
Construction Environmental Management Plan					
B20	<p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) Details of: <ul style="list-style-type: none"> i) hours of work; ii) 24-hour contact details of site manager; iii) management of dust and odour to protect the amenity of the neighbourhood; iv) 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 	Site interview, inspection, records and CEMP			
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.	Site interview and records			
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council, 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: <ul style="list-style-type: none"> i) minimise the impacts of earthworks and construction on the local and regional road network; ii) minimise conflicts with other road users; iii) minimise road traffic noise; and iv) ensure truck drivers use specified routes; f) include a program to monitor the effectiveness of these measures; and g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	Site interview, records and CTPMSP			

Independent Audit Table - Waitara Public School Rev A

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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...	Site interview, records and CNVMSP			
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.	Site interview, records and CWMSP			
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).	Site interview, records and CSWMSP			
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; 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.	Site interview, records and BMSP			
Construction Worker Transportation Strategy					

Independent Audit Table - Waitara Public School Rev A

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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.	Site interview, records and CWTS			
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.	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
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: <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards; d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. 	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

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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.	N/A			
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.	Site interview and records			
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: <ul style="list-style-type: none"> a) all vehicles must enter and leave the Site in a forward direction; b) 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; c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed 	N/A			
End-of-Trip Facilities					
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: <ul style="list-style-type: none"> 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 	N/A			
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.	N/A			
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.	Site interview and records			
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

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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.	Site interview and records			
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	Site interview and records			
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 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.	Site interview and records			
Part C - During Construction					
Approved Plans to be On-site					
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Site interview and records			
Site Notice					
C2	A site notice(s): a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. b) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	N/A			
Operation of Plant and Equipment					
C3	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	Site interview and records			
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	N/A			

Independent Audit Table - Waitara Public School Rev A

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	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.				
Construction Hours					
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.	Site interview and records			
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.	Site interview and records			
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site interview and records			
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Site interview and records			
Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Site interview, records and CEMP			
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.	Site inspection and interview Site records			
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.	Site interview and records			
SafeWork Requirements					
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	N/A			
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	N/A			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.				
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.	Site interview, inspection and records			
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.	Site interview and records CNVMP			
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.	Site interview and records			
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Site interview and records			
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.	Site interview and records			
Vibration Criteria					
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> , (DEC, 2006) (as may be updated or replaced from time to time).	Site interview and records			
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Site interview, inspection and records			
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.	Site interview and records CNVMP			
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;	Site interview, inspection and records			

Independent Audit Table - Waitara Public School Rev A

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	(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.				
Dust Minimisation					
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site interview and records			
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; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site interview and records			
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.	Site interview, inspection and records			
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.	Site interview, inspection and records			
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.	Site interview, inspection and records			
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> .	Site interview, inspection and records			
Unexpected Finds Protocol – Aboriginal Heritage					

Independent Audit Table - Waitara Public School Rev A

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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.	Site interview, inspection and records			
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.	Site interview, inspection and records			
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	Site interview, inspection and records			
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).	Site interview and records			
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.	Site interview, inspection and records			
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.	Site interview, inspection and records			
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.	Site interview, inspection and records			
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.	Site interview, inspection and records			
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.	Project records/correspondence			
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	Project records/correspondence			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	Environment 2018) must be submitted to the Department and the Certifying Authority.				
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: <ul style="list-style-type: none"> a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. 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.	Project records/correspondence			
C40	Independent Audits of the development must be carried out in accordance with: <ul style="list-style-type: none"> 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). 	Project records/correspondence			
C41	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must: <ul style="list-style-type: none"> 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. 	Project records/correspondence Applicant 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.	Project records/correspondence			
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.	Site interview and records			
C44	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Site interview and records			
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.	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
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	Site interview and records			
C47	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Site interview and records			
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.	Site interview and records			
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>	Site inspection and interview Site records			
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.	Site interview and records			
External Walls and Cladding					
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	N/A			
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.	N/A			
Post-construction Dilapidation Report					
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.	N/A			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	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.				
Protection of Public Infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <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. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i>	N/A			
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> .	Site interview and records			
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.	N/A			
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.	N/A			
Green Travel Plan					
D9	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: <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Council; 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 	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	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. <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.</p>	<p>Site interview and records</p> <p>OTAMP</p>			
Car Parking Arrangements					
D11	<p>Unless otherwise agreed by the Planning Secretary, occupation must not occur until evidence is submitted to the satisfaction of the Certifying Authority demonstrating:</p> <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) 	N/A			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
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.	N/A			
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. 	Site interview and records HIP			
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. 	Site interview and records			
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. 	N/A			
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.	Site interview and records			
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. 	N/A			
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.	N/A			

Independent Audit Table - Waitara Public School Rev A

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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: 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.	Site interview and records OMP			
D20	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Site interview and records			
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	Site interview and records			
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 <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	N/A			
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: 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.	N/A			
Signage					
D24	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Site inspection and records			
D25	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Site inspection and records			
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.	Site inspection and records			
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: 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.	Site inspection and records WMP			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
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: 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.	Site interview and records Landscape Management Plan			
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: 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.	Site interview and records Landscape Management Plan			
D30	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Site interview and records			
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.	Site interview and records			
Part E – Post Occupation					
Out of Hours Event Management Plan					
E1	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) 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.	Site interview and records OHEMP			
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.	Site interview and records			
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Site interview and records			
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);	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

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	<ul style="list-style-type: none"> 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. 				
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.	Site interview and records			
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Site interview and records			
Operation of Plant and Equipment					
E7	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner 	Site interview, inspection and records			
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.	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
E12	The school hall is not to be used between the hours of 10:00 pm and 8:00 am.	Site interview and records			
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.	Site interview and records			
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. 	Site interview and records			
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 	Site interview and records			

Independent Audit Table - Waitara Public School Rev A

Approval (ID)	Requirement	Monitoring Methodology	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	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				
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.	Site interview, interview and records			
Green Travel Plan					
E17	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
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.	Site interview and records			
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; 	Site interview and records			

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	b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident.				

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