



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

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

13 September 2019
56067/ 122595 (Rev 1)
JBS&G Australia Pty Ltd

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Abbreviations

Term	Definition
CEMP	Construction Environmental Management Plan
DoE	Department of Education
DoPE	Department of Planning and Environment
JBS&G	JBS&G (Australia) Pty Ltd
PMP	Project Management Plan
SINSW	School Infrastructure NSW

Executive Summary

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

Schedule 2 Part C of Development Consent SSD 8574 requires an Independent Environmental Audit of the project. An initial independent audit has been undertaken in accordance with the Department of Planning and Environment (2018) *Independent Audit Post Approval Requirements*. The audit has assessed the environmental performance and compliance status of the construction phase of the project following commencement of construction on 9 May 2019. The adequacy of environmental management strategies and plans were also assessed.

The project was assessed to be non-compliant with three conditions with all non-compliances being of an administrative nature. No actual detrimental impact to the environment has occurred as a result of any non-compliance with the consent conditions. Actions or recommendations for improvement for three conditions classified as compliant or not triggered have also been provided.

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

1. Introduction

1.1 Background

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

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

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

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

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

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

- *Condition C37 – Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.*
- *Condition C38 – No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.*
- *Condition C39 – Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is:*
 - a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and*
 - b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.*

In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.

- *Condition C40 - Independent Audits of the development must be carried out in accordance with:
 - a) *the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and*
 - b) *the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).**

1.2 Audit Team

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

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

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

1.3 Audit Objectives

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

1.4 Audit Scope

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

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

1.5 Audit Period

This independent environmental audit addresses development activities undertaken since the commencement of construction on 9 May 2019 until the end of the audit reporting period on 3 July 2019.

2. Audit Methodology

2.1 Selection and Endorsement of Audit Team

The audit was conducted by Christine Louie (Lead Auditor) and Sahani Gunatunge (Audit Team Member).

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

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

2.2 Independent Audit Scope Development

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

- a) assessment of compliance with:
 - conditions of development consent SSD 8574 for the duration of the construction phase;
 - all post approval documents prepared to satisfy the conditions of consent, including assessment of the implementation of the Construction Environmental Management Plan and sub-plans;
 - any environmental licences and approvals;
- b) assessment of the environmental performance of the development including an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development and environmental issues identified through consultation;
 - feedback received from relevant agencies and stakeholders on the environmental performance of the project during the audit period;
- c) high level review of the project's environmental management systems and the implementation of the systems; and
- d) high level assessment of whether the Construction Environmental Management Plan and sub-plans are adequate.

No independent audits have previously been conducted for the Waitara Public School redevelopment.

2.3 Compliance Evaluation

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

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

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

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

2.4 Site Interview

Interview was conducted on 16 May 2019 with the following personnel:

- Rosie Majer, Senior Project Manager (TSA management)
- Dean Israel, Project Manager (ADCO Constructions)
- Malcolm Dorn, Site Manager (ADCO Constructions)

2.5 Site Inspection

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

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

2.6 Consultation

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

2.7 Compliance Status Descriptors

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

Table 2.1: Compliance Status Descriptors

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

3. Audit Findings

3.1 Document List

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

- Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019.
- Waitara Public School SSD 8574, Condition B40 SINSW Compliance Matrix 190424, 24 April 2019.
- Letter issued by SINSW to DoPE (DOC19/317612), re: notification of commencement of construction, 3 May 2019.
- Pre-Construction Compliance Report, Waitara Public School, version 0.0, TSA Management, 24 April 2019.
- Letter issued by SINSW to DoPE (DOC19/ 319915), re: Condition A21 Information Submission, 3 May 2019.
- Letter issued by SINSW to DoPE, re: Design Modification, 16 April 2019.
- Letter issued by DoPE to SINSW (DOC 19/499474), Approval of the Design Modification/ Amended Plans: Condition B1, Waitara Public School Redevelopment (SSD 8574), 13 June 2019.
- Letter issued by SINSW to DoPE (DOC19/317612), re: notification of commencement of construction, 3 May 2019.
- Letter issued by SINSW to DoPE (DOC19/321163), re: Structural Drawings, 2 May 2019.
- Email correspondence from Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B5, 16 April 2019.
- Letter issued by SINSW to DoPE (DOC19/320897) in relation to the documentation provided for Condition B5, 2 May 2019.
- Acceptance of Offer, Ausgrid - AP/AE Reference Number: 800225568; ADCO Purchase Order No. 33470018; and Ausgrid Tax Invoice 1531777.
- Dilapidation Survey Report, Waitara Public School – Waitara Public School, John Townsend Dilapidation Surveys Pty Ltd, 7 July 2018.
- Section A1 Site Audit Statement (SAS) issued by site auditor Rebeka Hall (SAS144, dated 2 May 2019).
- Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B8, 13 May 2019.
- Community Communication Strategy, Waitara Public School, School Infrastructure NSW, May 2019.
- Letter issued by SINSW to DoPE, re: Community Communication Strategy, on 11 April 2019
- Letter of Approval of Community Communication Strategy issued by DoPE (DOC 19/378153) on 7 May 2019.

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

- Letter from DoPE to SINSW re Waitara Public School (SSD 8574) Condition C37, 3 April 2019.
- Complying Development Certificate (Ref: 18260CDC01), 21 December 2018.
- Letter issued by SINSW to DoPE via email on 1 May including CEMP and evidence of acceptance by certifying authority.
- Updated unexpected finds protocol provided to the auditor by SINSW via email on 3 July 2019.

3.2 Compliance Performance

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

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

Table 3.1: Summary of Compliance with Development Consent Conditions

Approval (ID)	Audit Findings and Recommendations	Compliance Status
Terms of Consent Condition A2	Non-compliant conditions should be addressed as indicated in the Independent Audit Table.	Non-compliant
Access of Information Condition A21	Limited information and documents are available on the project website. Project website should be updated with all available information and documents referred to in Condition A21.	Non-compliant
External Walls and Cladding Condition B6	Documentation was submitted to the Planning Secretary, however, was not provided within the required timeframe.	Non-compliant
Unexpected Contamination Procedure Condition B10	The updated unexpected finds protocol, dated 3 July 2019 should be incorporated into the site environmental management plan.	Compliant
Waste Storage and Processing Condition C32	It is recommended that copies of all waste tipping dockets corresponding to waste loads documented in the waste register be retained.	Compliant
Community Engagement Condition C36	It is recommended that community updates be published on the project website for the duration of the project	Compliant

3.3 Non-compliances

Three non-compliances were identified during the Independent Audit.

The non-compliances identified during the audit were of an administrative nature relating to a lack of evidence of provision of documentation to demonstrate compliance with the relevant consent condition or updating of project website. No actual detrimental impact to the environment has occurred as a result of any non-compliance with the consent conditions.

3.4 Previous Audit Recommendations

No previous independent environmental audits have been undertaken.

3.5 Environmental Management

3.5.1 Environmental Management Plans

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

- Construction Traffic and Pedestrian Management Sub-Plan

- Construction Noise and Vibration Management Sub-Plan
- Construction Waste Management Sub-Plan
- Construction Soil and Water Management Plan
- Biodiversity Management Sub-Plan

Project Management Plan- Environmental Management Plan and Environmental Risk Register (EMP) (ADCO, 4 March 2019) provides the management framework to mitigate potential environmental and human health risks associated with excavation and construction works. It is supported by the environmental management sub-plans listed above.

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

3.5.2 Environmental Management System

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

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

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

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

3.6 Community Complaints

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

3.7 Incidents

No incidents have been reported at the site.

3.8 Assessment of Environmental Impacts

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

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

- Landscape and trees – Existing vegetation not identified for removal to be retained and protected. It is noted that a Bushland Management Plan has been prepared for the site and trees proposed for retention are protected by perimeter fencing and/or trunk protection measures.
- Heritage – Works to be ceased if previously unidentified archaeological/ Aboriginal heritage items are uncovered during the works until clearance is received. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains an unexpected finds protocol for Aboriginal and non-Aboriginal heritage finds.
- Biodiversity – There is to be no disturbance to threatened/endangered species, or critical habitat. It is noted that a Bushland Management Plan has been prepared for the site.
- Erosion and sedimentation - Erosion and sediment control measures are to be implemented and maintained. It is noted that a Sediment and Erosion Control Plan has been prepared for the site. Additionally, adequate sediment/erosion control measures were observed during the audit inspection.
- Water quality and drainage – Water quality monitoring and control measures to be undertaken. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains provisions to prevent surface water/groundwater contamination relating to waste management, material storage, use and storage of hazardous substances / dangerous goods, refuelling and sediment control on site.
- Air quality - Measures to be used to minimise or prevent the generation of air pollution and dust. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains provisions for management of dust and odour to protect the amenity of the neighbourhood. Additionally, adequate dust minimisation measures were observed during the audit inspection.
- Construction noise and vibration – control measures to be implemented to minimise noise and vibration including working within normal work hours, maintenance of plant and equipment and notification to neighbours. It is noted that a Construction Noise and Vibration management Sub-Plan has been prepared for the site.
- Waste management – Development of a waste management plan, resource management in accordance with Resource management hierarchy principles and appropriate site waste management. It is noted that a Waste management Plan has been prepared for the site.
- Contamination - The potential for additional contamination to be monitored daily. It is noted that a Construction Environmental Management Plan has been prepared for the site which contains an unexpected finds protocol for contamination finds.
- Utilities and services - Discussions with utility and service providers will be undertaken prior to commencement of relevant works. construction lighting for the project must be designed, installed and operated in accordance with the requirements of AS 1158 - Road Lighting and

AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting. It is noted that consultation has been undertaken as required with electrical services provider Ausgrid. It is understood that consultation with telecommunications and gas providers will be undertaken prior to commencement of above ground works.

- Roads - Road Condition Reports to be prepared for all local roads likely to be used by construction traffic in the vicinity of the project before and after construction. It is noted that a Pre-Construction Dilapidation Survey Report has been prepared for Myra Street & Edgeworth David Avenue - Waitara Road surface, kerbs, gutters, footpaths & assets abutting school, Highland Avenue road surface, kerbs & gutters from school to Oleander Road
- Traffic and site access – A Construction Traffic Management Plan is to be prepared. It is noted that a Traffic Management Plan has been prepared for the site.
- Amenity impacts - adjoining landowners to be notified of the schedule and scope of works prior to works commencing. It is understood that a letter box drop was undertaken for 500 neighbouring houses prior to commencement of construction.

3.9 Assessment of Environmental Management

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

4. Recommendations

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

- Project website should be updated with all available information and documents referred to in Condition A21;
- The updated unexpected finds protocol should be incorporated into the site environmental management plan;
- Demolition works relating to Stage 2 of the development be undertaken in accordance with conditions A15 and C4; and
- DoPE be notified prior to commencement of Stage 2 in accordance with condition B3; and
- Retention of all waste tipping dockets.

5. Conclusion

An initial independent environmental audit has been undertaken following the commencement of construction of the Waitara Public School on 9 May 2019. The audit was required under Condition C40 of Development Consent SSD 8574.

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

This audit addressed development activities undertaken during the construction phase. No previous independent environmental audit has been conducted at the site.

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

Audit of compliance with SSD 8574 conditions was undertaken. The project was assessed to be non-compliant with three conditions with all non-compliances being of an administrative nature. No actual detrimental impact to the environment has occurred as a result of any non-compliance with the consent conditions. Actions or recommendations for improvement for three conditions classified as compliant or not triggered have also been provided.

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

6. Limitations

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

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

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

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

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

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

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

Appendix A Independent Audit Table

Independent Audit Table

Site Address: Waitara Public School 48 – 58 Myra Street Wahroonga
 Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739

Date: 3/07/2019

Development Application No.: SSD 8574

Auditor/s: Christine Louie (Auditor) and Sahani Gunatunge (Auditor Assistant)

Site Representative: Dean Israel (ADCO, Project Manager), Malcolm Dorn (ADCO, Site Manager) and Rosie Majer (TSA Management, Senior Project manager)

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations																																																																				
Part A - Administrative Conditions																																																																								
Obligation to Minimise Harm to the Environment																																																																								
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019. Environmental Management Plan in place.	Compliant																																																																					
Terms of Consent																																																																								
A2	The development may only be carried out: <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally, in accordance with the EIS and Response to Submissions in accordance with the approved plans in the table below. <table border="1"> <thead> <tr> <th colspan="4">Architectural Drawings prepared by NBR Architecture</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <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> </tbody> </table> <table border="1"> <thead> <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> </thead> <tbody> <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> </tbody> </table>	Architectural Drawings prepared by NBR 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	Refer non-compliant conditions below.	Non-compliant	(A): Address non-compliant conditions as indicated below.
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¹ Assessment to be Compliant, Non-compliant or Not triggered

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21-26108-WA-SD-LA-1003	E	Landscape Available Play Space Area	03/08/2018													
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>		Not triggered													
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.		Not triggered													
Limits of consent																
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> Letter issued by SINISW to DoPE (DOC19/317612) via email on 3 May 2019. <p>Development works commenced on 9 May 2019.</p>	Compliant													
A6	This consent does not approve the installation of any advertising signs that would not otherwise be exempt development under State Environmental Planning Policy No. 64 – Advertising and Signage.	No advertising signs observed at the time of the audit inspection.	Compliant													
Prescribed Conditions																
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> Waitara Public School SSD 8574, Condition B40 SINISW Compliance Matrix 190424, 24 April 2019 <p>The SINISW SSD compliance Matrix reports that condition A7 is being complied with.</p>	Compliant													
Planning Secretary as Moderator																
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		Not triggered													
Long service Levy																
A9	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	<ul style="list-style-type: none"> NSW Long Service Corporation Levy Receipt No. 00362656 <p>Long service levy receipt issued to ADCO Constructions, dated 7 December 2018.</p>	Compliant													
Legal Notices																
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	Principal Contractor (ADCO constructions) and Project Manager (TSA Management) confirmed that all advice/notices to the consent authority are submitted to Planning Secretary via SINISW.	Compliant													
Evidence of Consultation																

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A11	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Traffic Management Plan, Construction of a 4 storey school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019. Email issued by ADCO to Hornsby Shire Council including Sediment and Erosion Control Plan and Certificate of Design, 11 April 2019. Community Communication Strategy, Waitara Public School, School Infrastructure NSW, May 2019. <p>The CTPMSP contains email correspondence demonstrating consultation undertaken with Hornsby Shire Council and RMS during the development of the plan (refer to condition B22).</p> <p>The sediment erosion control plan was submitted to Hornsby Shire Council by ADCO on 11 April 2019 (refer to condition B25).</p> <p>ADCO confirmed that consultation is undertaken regularly with the school community (refer to condition C36).</p>	Compliant	
Staging, Combining and Updating Strategies, Plans or Programs				
A12	With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).		Not triggered	
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.		Not triggered	
A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.		Not triggered	
Demolition				
A15	Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	<ul style="list-style-type: none"> Complying Development Certificate (Ref: 18260CDC01), Metro Building Consultancy Pty Ltd, 21 December 2018 <p><i>Pre-Construction Compliance Report, Waitara Public School, version 0.0</i>, TSA Management, 24 April 2019. TSA Management and ADCO confirmed that complying development certificate was obtained for demolition works undertaken on site within Stage 1 Area prior to commencement of current development.</p>	Not triggered	

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		As reported in the Pre-construction Compliance Report, Stage 1 comprises construction of new building providing 38 new home bases.		
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. Notes: <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<ul style="list-style-type: none"> Letter issued by SINSW to DoPE (DOC19/321163) via email on 2 May 2019 including the following supporting documentation: <ul style="list-style-type: none"> Structural Design Certificate, Proposed Waitara Public School Redevelopment At 68 Edgeworth David Avenue, Wahroonga NSW, H&H Consulting Engineers Pty Ltd, 7 March 2019. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B4, 11 March 2019	Compliant	
External Walls and Cladding				
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B5, 16 April 2019.	Compliant	
Applicability of Guidelines				
A18	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted.	Compliant	
A19	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.		Not triggered	
Monitoring and Environmental Audits				
A20	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. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Noted.	Not triggered	
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;	<ul style="list-style-type: none"> Letter issued by SINSW to DoPE (DOC19/ 319915) via email on 3 May 2019. Information is published on the SINSW project website for Waitara Public School Upgrade Project: https://www.schoolinfrastructure.nsw.gov.au/projects/w/waitara-public-school.html	Non-compliant	(A): Project website to be updated with all available information and documents referred to in Condition A21.

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	<ul style="list-style-type: none"> iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary</p>	<p>The following information is currently not available on the website:</p> <ul style="list-style-type: none"> • all approved strategies, plans and programs required under the conditions of this consent • reporting on environmental performance • summary of the monitoring results • a complaints register <p>Project website is not up to date. Next steps lists 'commence construction of the new school' and refers to an information booth to be held in Term 2 2019.</p> <p>Contact details to make enquiries or complaint only provided as general email addresses. 1800 number should be included.</p>		
Compliance				
A22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	ADCO Site Specific Induction presentation references the SSD consent conditions and requirement for adherence to conditions.	Compliant	
Advisory Notes				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Noted.	-	
Part B - Prior to Commencement of Construction				
Design Modification				
B1	<p>Prior to the commencement of building works, the Applicant must articulate and refine the building façades to reduce bulk and scale, improve visual amenity and streetscape, and respond to the heritage values of the site and character of the neighbourhood. The articulation and refinements must have regard to:</p> <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. <p>Amended plans must be submitted to the satisfaction of the Planning Secretary prior to the commencement of building works.</p>	<ul style="list-style-type: none"> • Letter issued by SINSW to DoPE including the following supporting documentation via email on 16 April 2019: <ul style="list-style-type: none"> ○ Waitara Public School Design Modification Comments, NBRS, 8th March 2019, Version 1 ○ Waitara North and South Elevations – Option 2, NBRS, 8th March 2019, Version A ○ Waitara East and West Elevations – Option 2, NBRS, 8th March 2019, Version A ○ Waitara External Finishes Schedule - Option 2, NBRS, 8th March 2019, Version A • Letter issued by DoPE to SINSW (DOC 19/499474), Approval of the Design Modification/ Amended Plans: Condition B1, Waitara Public School Redevelopment (SSD 8574), 13 June 2019. <p>Amended plans submitted to the satisfaction of the Planning Secretary.</p>	Compliant	
Notification of Commencement				
B2	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> • Letter issued by SINSW to DoPE (DOC19/317612) via email on 3 May 2019. 	Compliant	

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		<p>The Department was notified of scheduled construction date of 6 May 2019 (DOC19/317612). TSA Management confirmed via email that construction commenced on 9 May 2019.</p>		
B3	<p>If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<ul style="list-style-type: none"> • <i>Pre-Construction Compliance Report, Waitara Public School, version 0.0</i>, TSA Management, 24 April 2019. <p>As reported in the Pre-construction Compliance Report, Project delivery is to be staged as follows:</p> <ul style="list-style-type: none"> ○ Milestone 1 – New building providing 38 new home bases which is targeted to open for Day 1, Term 2, 2020, enabling students in temporary classrooms to be decanted into the new building (Stage 1). ○ Milestone 2 – Demolition and removal of remaining permanent and temporary buildings on the school site and landscaping of the area to provide play space suitable for up to 1,000 students, to be completed by mid-2020 (Stage 2). <p>At the audit meeting, TSA Management confirmed that DoPE will be notified prior to commencement of Stage 2 works.</p>	Not triggered	
Certified Drawings				
B4	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>a) the relevant clauses of the BCA; and b) this development consent.</p>	<ul style="list-style-type: none"> • Letter issued by SINSW to DoPE (DOC19/321163) via email on 2 May 2019 including the following supporting documentation: <ul style="list-style-type: none"> ○ <i>Structural Design Certificate, Proposed Waitara Public School Redevelopment At 68 Edgeworth David Avenue, Wahroonga NSW</i>, H&H Consulting Engineers Pty Ltd, 7 March 2019. ○ Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B4, 11 March 2019 	Compliant	
External Walls and Cladding				
B5	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.</p>	<ul style="list-style-type: none"> • Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B5, 16 April 2019. • SCH001 Exterior Finishes Schedule, NBRS Architecture, 31.01.2019 Version A • Waitara Public School Fire Engineering Report, Wood and Grieve Engineers, 18.03.2019, Version 5 • Waitara JV3 Report, BCA Energy, 12.11.2018, Version 1 • Certificate of Conformity – Exotec Façade, Codemark Australia, 20.08.2018 • Roofing and Walling Installation Manual, Lysacht, 2017 Edition • Lysacht Product Advisory Bulletin 08 – Flammability of Lysacht Steel Products, Lysacht, October 2017, Revision 1 • Technical Datasheet – Enviroseal, Bradford, Revision Level A • Technical Datasheet – Bradford Gold Wall Batts, Bradford, Revision Level D • Test Report NR 18006 – CSR Bradford Gold R2.5 Wall Batts, CSR Building Products, 13/08/2018 	Compliant	

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		<ul style="list-style-type: none"> Wall Cladding Compliance Performance Solution – Waitara Public School Redevelopment, NBRS Architecture, 10.04.2019, Issue 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.	<p>Letter issued by SINSW to DoPE (DOC19/320897) via email on 2 May 2019.</p> <p>Documentation was not submitted to DoPE within the required timeframe (seven days after the Certifying Authority accepted it).</p>	Non-compliant	
Protection of Public Infrastructure				
B7	<p>Before the commencement of construction, the Applicant must:</p> <p>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;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>c) submit a copy of the dilapidation report to the Certifying Authority and Council.</p>	<ul style="list-style-type: none"> Correspondence with service provider, Ausgrid relating to provision of design related services in relation to the design of connection assets at the premises including the following: <ul style="list-style-type: none"> Acceptance of Offer, Ausgrid - AP/AE Reference Number: 800225568; ADCO Purchase Order No. 33470018; and Ausgrid Tax Invoice 1531777. <i>Dilapidation Survey Report, Waitara Public School – Waitara Public School</i>, John Townsend Dilapidation Surveys Pty Ltd, 7 July 2018. Roads Surveyed - Myra Street & Edgeworth David Avenue - Waitara Road surface, kerbs, gutters, footpaths & assets abutting school, Highland Avenue road surface, kerbs & gutters from school to Oleander Road. Dilapidation Report submitted to Hornsby Council by ADCO Constructions via email on 3 April 2019. Dilapidation Report submitted to Certifying Authority (Metro Building Consultancy) by ADCO Constructions via email on 8 April 2019. 	Compliant	
Site Contamination				
B8	Following demolition works, further investigation of building footprints must be undertaken. A report outlining the findings of the investigations and a review of the report by a NSW EPA accredited Site Auditor are to be submitted to the satisfaction of the Certifying Authority. Should the investigations identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.	<ul style="list-style-type: none"> Section A1 Site Audit Statement (SAS) issued by site auditor Rebeka Hall (SAS144, dated 2 May 2019) confirming Stage 1 Area is suitable for the following uses: Day Care centre, preschool, primary school. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the documentation provided for Condition B8, 13 May 2019. <p>ADCO and TSA Management confirmed that a separate SAS will be obtained for the Stage 2 Area.</p>	Compliant	
B9	Within one month of the completion of remediation works (where required) the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit 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.	<ul style="list-style-type: none"> Section A1 Site Audit Statement (SAS) issued by site auditor Rebeka Hall (SAS144, dated 2 May 2019) confirming Stage 1 Area is suitable for the following uses: Day Care centre, preschool, primary school. <p>Remediation works were not required within Stage 1.</p>	Not triggered	
Unexpected Contamination Procedure				
B10	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	<ul style="list-style-type: none"> <i>Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW</i>, version 2-190304, ADCO Pty Ltd, 4 March 2019. <p>Unexpected finds protocol for contamination included as Annexure 6 to the Environmental Management Plan.</p>	Compliant	(R): The updated unexpected finds protocol should be incorporated into the Environmental Management Plan.

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		<ul style="list-style-type: none"> Updated unexpected finds protocol provided to the auditor by SINSW via email on 3 July 2019 		
Utilities and Services				
B11	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> Acceptance of Offer, Ausgrid - AP/AE Reference Number: 800225568; ADCO Purchase Order No. 33470018; and Ausgrid Tax Invoice 1531777. ADCO confirmed that upgrades required only relating to electrical services and service provider, Ausgrid consulted relating to provision of design related services in relation to the design of connection assets at the premises.	Compliant	
B12	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Above ground works not commenced at the time of audit inspection and meeting.	Not triggered	
Community Communication Strategy				
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: <ol style="list-style-type: none"> identify people to be consulted during the design and construction phases; set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<ul style="list-style-type: none"> Community Communication Strategy, Waitara Public School, School Infrastructure NSW, May 2019. The Community Communication Strategy (CCS) addresses all items under condition B13.	Compliant	
B14	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	<ul style="list-style-type: none"> Letter issued by SINSW to DoPE via email on 11 April 2019 including the following supporting documentation: Community Communication Strategy, Waitara Public School, School Infrastructure NSW, April 2019. Revised Community Communication Strategy dated May 2019 issued by SINSW to DoPE on 6 May 2019. Email correspondence from SINSW and DoPE between 11 April and 8 May 2019 CCS dated April 2019 was reviewed by the DoPE with comments issued via email on 6 May 2019. The updated CCS dated May 2019 was submitted to DoPE on 6 May 2019.	Compliant	

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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.	<ul style="list-style-type: none"> Letter of Approval issued by DoPE (DOC 19/378153) on 7 May 2019 DoPE confirmed that the CCS dated May 2019 (submitted 6 May 2019) was approved pursuant to Condition B15.	Compliant	
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.	ADCO confirmed that consultant Umow Lai has been engaged to prepare ESD report. Registration for a minimum 4 star Green Star rating to be undertaken within three months of the commencement of construction.	Not triggered.	
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.	<ul style="list-style-type: none"> Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to the following documentation provided for Condition B17, 12 March 2019. <ul style="list-style-type: none"> Certificate of Design – Electrical Services, Waterman AHW Pty Ltd, 5 March 2019 	Compliant	
Access for People with Disabilities				
B18	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Condition B18, 26 April 2019. 	Compliant	
Environmental Management Plan Requirements				
B19	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ol style="list-style-type: none"> detailed baseline data; details of: <ol style="list-style-type: none"> the relevant statutory requirements (including any relevant approval, licence or lease conditions); any relevant limits or performance measures and criteria; and 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; a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; a program to monitor and report on the: <ol style="list-style-type: none"> impacts and environmental performance of the development; effectiveness of the management measures set out pursuant to paragraph (c) above; 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; a program to investigate and implement ways to improve the environmental performance of the development over time; a protocol for managing and reporting any: <ol style="list-style-type: none"> incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); complaint; 	<ul style="list-style-type: none"> <i>Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019.</i> Refer to conditions B20 to B26 below.	Compliant	

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	<p>iii) failure to comply with statutory requirements; and</p> <p>h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>			
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> <p>a) Details of:</p> <p>i) hours of work;</p> <p>ii) 24-hour contact details of site manager;</p> <p>iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>iv) stormwater control and discharge;</p> <p>v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>viii) community consultation and complaints handling;</p> <p>b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);</p> <p>c) Construction Noise and Vibration Management Sub-Plan (see condition B23);</p> <p>d) Construction Waste Management Sub-Plan (see condition B24);</p> <p>e) Construction Soil and Water Management Sub-Plan (see condition B25);</p> <p>f) Biodiversity Management Sub-Plan (see condition B26);</p> <p>g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>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</p>	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019. Pre-Construction Compliance Report, Waitara Public School, version 0.0, TSA Management, 24 April 2019. <p>The Environmental Management Plan addresses all items under Condition B20 with the exception of a) vi).</p> <p>The Environmental Management Plan does not include a specific groundwater management plan however, reported environmental management objectives include implementation controls to prevent the pollution of surface water and groundwater quality. The Environmental Management Plan includes provisions to prevent surface water/groundwater contamination relating to waste management, material storage, use and storage of hazardous substances / dangerous goods, refuelling and sediment control on site.</p>	Compliant	(R): Amend Environmental Management Plan to include a Groundwater Management Plan including groundwater management measures.
B21	<p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.</p>	<ul style="list-style-type: none"> Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019. Letter issued by SINSW to DoPE via email on 1 May including CEMP and evidence of acceptance by certifying authority. 	Compliant	
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s);</p> <p>b) be prepared in consultation with Council, RMS and TfNSW;</p> <p>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;</p> <p>d) detail heavy vehicle routes, access and parking arrangements;</p> <p>e) include a Driver Code of Conduct to:</p>	<ul style="list-style-type: none"> Traffic Management Plan, Construction of a 4 story school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019. 	Compliant	

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	i) minimise the impacts of earthworks and construction on the local and regional road network; ii) minimise conflicts with other road users; iii) minimise road traffic noise; and iv) ensure truck drivers use specified routes; f) include a program to monitor the effectiveness of these measures; and g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	<p>The CTPMSP contains email correspondence demonstrating consultation undertaken with Hornsby Shire Council and RMS during the development of the plan.</p> <p>The Traffic Management Plan addresses all items under Condition B22.</p>		
B23	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: <ol style="list-style-type: none"> be prepared by a suitably qualified and experienced noise expert; describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; include strategies that have been developed with the community for managing high noise generating works; describe the community consultation undertaken to develop the strategies in condition B23(d); and include a complaints management system that would be implemented for the duration of the construction. 	<ul style="list-style-type: none"> Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019. <p>The Construction Noise and Vibration management Sub-Plan addresses all items under Condition B23.</p>	Compliant	
B24	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: <ol style="list-style-type: none"> detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. 	<ul style="list-style-type: none"> Waste management Plan, Waitara Public School, Revision 0, ADCO Constructions Pty Ltd, 5 April 2019. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019. <p>The Waste Management Plan addresses all items under Condition B24.</p>	Compliant	
B25	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: <ol style="list-style-type: none"> be prepared by a suitably qualified expert, in consultation with Council; describe all erosion and sediment controls to be implemented during construction; 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); detail all off-Site flows from the Site; and describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	<ul style="list-style-type: none"> Sediment and Erosion Control Plan, Waitara Public School Redevelopment, Drawing No. 18380_CC_SE01 Revision C, H&H Consulting Engineers Pty Ltd, 10 April 2019. Certificate of Design – 68 Edgeworth David Avenue, Wahroonga NSW, Document Reference: 18380-C6/af, H&H Consulting Engineers Pty Ltd, 10 April 2019. Email issued by ADCO to Hornsby Shire Council including Sediment and Erosion Control Plan and Certificate of Design, 11 April 2019. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019. <p>Sediment and Erosion Control Plan and accompanying Certificate of Design address all items under Condition B25.</p>	Compliant	
B26	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:	<ul style="list-style-type: none"> Bushland Management Plan, Waitara Public School, Ecological Consultants Australia Pty Ltd, 22 March 2019. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to 	Compliant	

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	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.	documentation provided for Conditions B20, B22, B23, B24, B25 and B26, 26 April 2019. The Bushland Management Plan addresses all items under Condition B26.		
Construction Worker Transportation Strategy				
B27	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers as set out in the Response to Submissions which minimise demand for parking in nearby public and residential streets or public parking facilities.	<ul style="list-style-type: none"> Construction Workers Transport Strategy, Waitara Public School, (Version 0), ADCO Constructions Pty Ltd. Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B27, B31 and B35, 29 April 2019. 	Compliant	
Road Design and Traffic Facilities				
B28	Within two months of the commencement of construction, the Applicant must finalise details of road safety mitigation works identified in the updated Transport Impact Assessment prepared by GHD dated July 2018 included in the Response to Submissions in consultation with Council and RMS (where appropriate). The details and evidence of consultation must be submitted to the satisfaction of the Planning Secretary.		Not triggered	
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.		Not triggered	
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.		Not triggered	
Stormwater Management System				
B31	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: <ol style="list-style-type: none"> be designed by a suitably qualified and experienced person(s); be generally in accordance with the conceptual design in the EIS; be in accordance with applicable Australian Standards; ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and 	<ul style="list-style-type: none"> Certificate of Design – 68 Edgeworth David Avenue, Wairoonga NSW, Document Reference: 18380-C8/af, H&H Consulting Engineers Pty Ltd, 17 April 2019. Supporting Drawings: <ul style="list-style-type: none"> 18380_CC_C000 COVER SHEET, DRAWING SCHEDULE, NOTES & LOCALITY SKETCH, Revision A 18380_CC_C100 SITE PLAN, Revision J 	Compliant	

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	Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	<ul style="list-style-type: none"> ○ 18380_CC_C200 STORMWATER MISCELLANEOUS DETAILS & PIT LID SCHEDULE, Revision C ○ 18380_CC_C201 OSD TANK SECTION AND DETAILS, Revision F ○ 18380_CC_C300 RETAINING WALLS LAYOUT, Revision A ○ 18380_CC_C400 STORMWATER PITS SET OUT PLAN, Revision A ○ 18380_CC_C500 PAVEMENT PLAN, Revision C ○ 18380_CC_C501 PAVEMENT JOINTING DETAILS & NOTES, Revision B ○ 18380_CC_SE01 SEDIMENT & EROSION CONTROL PLAN, Revision C ○ 18380_CC_SE02 SEDIMENT & EROSION CONTROL TYPICAL SECTIONS & DETAILS, Revision A ○ 18380_CC_BE01 BULK EARTHWORKS CUT & FILL PLAN, Revision C <ul style="list-style-type: none"> • Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B27, B31 and B35, 29 April 2019. 		
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.	Building works not commenced at the time of audit inspection/meeting.	Not triggered	
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.	<ul style="list-style-type: none"> • Email issued from ADCO to Hornsby Council, 7 March 2019 confirming all construction traffic entering and exiting the site will be managed in accordance with the previously approved TMP. • Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B33, 11 March 2019. 	Compliant	
Operational Waste Storage and Processing				
B34	Prior to the commencement of construction of the operational waste storage area, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Not completed at the time of audit inspection/meeting.	Not triggered	
Mechanical Ventilation				
B35	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the	<ul style="list-style-type: none"> • Design certificate, Mechanical Services, J&J Metro Air Conditioning Pty Ltd, 4 April 2019. • Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to 	Compliant	

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	satisfaction of the Certifying Authority prior to the commencement of building works.	documentation provided for Conditions B27, B31 and B35, 29 April 2019.		
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.	<ul style="list-style-type: none"> Design Certification: Hydraulic and Fire Services, issued under Clause A2.2 of the National Construction Code Series Volume 1 – BCA & Volume3 – PCA, prepared by Alex Ross of mgp building and infrastructure services, 25 March 2019. Qualifications and experience: Hydraulic Consultant, AHSCA, Assoc Dip Mechanical, Dip Plumbing, AMIEAust.	Compliant	
Car Parking and Service Vehicle Layout				
B37	Evidence of compliance of the design drawings with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works: <ol style="list-style-type: none"> all vehicles must enter and leave the Site in a forward direction; 12 additional on-site car parking spaces to be provided for use during operation of the development and designed in accordance with the latest version of AS2890.1; the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed 	Supporting Drawings: <ul style="list-style-type: none"> 18380_CC_C600 TURNING PATHS, Revision 01 18380_CC_C601 ADDITIONAL PARKING OPTION A, Revision 01 18380_CC_C602 ADDITIONAL PARKING OPTION B, Revision 01 18380_CC_C603 ADDITIONAL PARKING OPTION C, Revision 01 Building works not commenced at the time of audit inspection/meeting.	Not triggered	
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: <ol style="list-style-type: none"> the provision of end-of-trip facilities for staff including two separated unisex showers and associated changing and locker facilities; appropriate pedestrian and cyclist advisory signs are to be provided; and all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority 	Email correspondence confirming acceptance by Certifying Authority (Metro Building Consultancy) in relation to documentation provided for Conditions B38, 16 April 2019.	Compliant	
Public Domain Works				
B39	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management, The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	TSA Management and ADCO confirmed that footpath or public domain works not proposed as part of the development.	Not triggered	
Compliance Reporting				
B40	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> Letter issued by SINSW to DoPE via email on 5 April 2019 including the following supporting documentation: <ul style="list-style-type: none"> WPS SSD 8574 Compliance Monitoring and Reporting Program, Department of Education, 5th April 2019, Version 0 Waitara Public School SSD 8574 Condition B40 SINSW Compliance Matrix, Department of Education, 5th April 2019. 	Compliant	

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		<ul style="list-style-type: none"> Email issued by TSA Management to Certifying Authority (Metro Building Consultancy), 8 April 2019. 		
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> Letter issued by SINSW to DoPE via email on 3 May 2019 including the following supporting documentation: <ul style="list-style-type: none"> Waitara PS - Condition B41 - Compliance Pre-Construction Report V0.0_24.04.19. 	Compliant	
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Not completed at the time of audit inspection/meeting.	Not triggered	
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	Noted.	Not triggered	
Archival Photographic Documentation – Building A				
B44	Prior to the commencement of demolition works on-site, a photographic archival record of the external and internal areas of Building A to be demolished must be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Waitara Public School, prepared by Heritage 21 and dated December 2017 and the NSW Heritage Branch guidelines titled <i>Photographic Recording of Heritage Items using Film or Digital Capture</i> . A hardcopy and digital copy must be submitted to Council, the Heritage Division and the Planning Secretary prior to demolition works commencing.	Demolition works not commenced at the time of the audit inspection/meeting.	Not triggered	
Part C - During Construction				
Approved Plans to be On-site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Electronic copies of all documentation are accessible from the ADCO site office.	Compliant	
Site Notice				
C2	A site notice(s): <ol style="list-style-type: none"> 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. is to satisfy all but not be limited to, the following requirements: <ol style="list-style-type: none"> 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; the notice is to be durable and weatherproof and is to be displayed throughout the works period; 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 the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	Site notices displayed addressing all items under condition C2.	Compliant	
Operation of Plant and Equipment				

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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.	All plant and equipment are registered on the online safety system 'Hammertech'. Inductions and plant/equipment service records are accessible via Hammertech and the ADCO Safety Officer (Michael Baker) is responsible for maintaining the records. The Site Supervisor (Malcolm Dorn) is automatically alerted to new inductions via daily site diary.	Compliant	
Demolition				
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	<ul style="list-style-type: none"> Complying Development Certificate (Ref: 18260CDC01), 21 December 2018 TSA Management and ADCO confirmed that complying development certificate was obtained for demolition works undertaken on site prior to commencement of current development.	Not triggered	
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.	<ul style="list-style-type: none"> <i>Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019.</i> Site hours are noted on the Environmental Management Plan. ADO confirmed at the site meeting that non-compliances have not been identified to date.	Compliant	
C6	Activities may be undertaken outside of the hours in Condition C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Noted	Not triggered	
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Noted	Not triggered	
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.	ADCO confirmed that similar works were completed within the approved hours in C8.	Compliant	
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> <i>Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019.</i> Approved Environmental Management Plan in place.	Compliant	
Construction Traffic				
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	<ul style="list-style-type: none"> Traffic Management Plan, Construction of a 4 story school building and associated external works and landscaping, Document No. ADCO-150-TMP Revision 2.4, Link TMT Pty Ltd, 4 April 2019. 	Compliant	

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		Traffic Management Plan in place.		
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	ADCO confirmed at the site meeting that a Road Occupancy Licence has not been required to date.	Compliant	
SafeWork Requirements				
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site is completely fenced and secured when not attended. Site notices state that unauthorised entry to the site is not permitted.	Compliant	
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Daily perimeter check completed to identify graffiti and conceal as required.	Compliant	
No Obstruction of Public Way				
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	As observed during the site inspection, the site boundary is clearly demarcated. No works are undertaken outside site boundary.	Compliant	
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<ul style="list-style-type: none"> Project Management Plan, Environmental Management Plan and Environmental Risk Register, Waitara Public School, Edgeworth David Road, Waitara NSW, version 2-190304, ADCO Pty Ltd, 4 March 2019. Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019. <p>Strategies for minimising construction noise and vibration identified in the environmental management plan and associated Construction Noise and Vibration management Sub-Plan.</p> <p>ADCO stated at the site inspection that a weekly meeting is held with the school and additionally the Principal is consulted every other day regarding scheduling of noise generating works.</p> <p>ADCO also stated that a letter box drop was undertaken for 500 neighbouring houses prior to commencement of construction that no complaints have been received from neighbouring properties relating to noise.</p>	Compliant	
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Noted	Compliant	
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	ADCO confirmed that no complaints have been received from neighbouring properties relating to noise.	Compliant	

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C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Construction Noise and Vibration management Sub-Plan in place. ADCO confirmed that no complaints have been received from neighbouring properties relating to noise.	Compliant	
Vibration Criteria				
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> , (DEC, 2006) (as may be updated or replaced from time to time).	<ul style="list-style-type: none"> Construction Noise and Vibration management Sub-Plan, Waitara Public School, document Reference 20181559.3/2003A/RO/AW, Acoustic Logic, 20 March 2019. Construction Noise and Vibration management Sub-Plan in place.	Compliant	
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.		Not triggered	
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.		Not triggered	
Tree Protection				
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Development Impact Assessment and Risk Assessment Report – Waitara Public School prepared by Birds Tree Consultancy dated 15 June 2018 and the Arboricultural Development Impact Assessment and Risk Assessment Report – Waitara Public School – Revised Car Park prepared by Birds Tree Consultancy dated 16 August 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Street trees are not affected due to the development. Trunk protection measures installed on street tree near site entrance. Two small trees on site are protected by perimeter fencing.	Compliant	
Dust Minimisation				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	ADCO confirmed at the site meeting that site surfaces stockpiles are watered as required and a binder was used in early stages. All trucks have a sliding tarp to cover the load and a Labourer is present at the gate during truck movement to sweep dirt tracked onto footpath/street.	Compliant	
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered;	ADCO confirmed at the site meeting that site surfaces stockpiles are watered as required and a binder was used in early stages. All trucks have a sliding tarp to cover the load and a Labourer is present at the	Compliant	

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	(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.	gate during truck movement to sweep dirt tracked onto footpath/street.		
Air Quality Discharges				
C25	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	An EPL has not been identified for the site. A search of the EPA record of licensed activities under the POEO Act on 23 May 2019 did not identify any licences pertaining to the site.	Not triggered	
Erosion and Sediment Control				
C26	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Existing stormwater pits onsite are either raised or covered in geofabric to prevent sediment entering SW system. Perimeter silt fence present at the site. Cattle grid located at driveway. Sandbags located street at curb inlet. Ground shaping so that runoff is contained on site.	Compliant	
Imported Soil				
C27	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the [Department/Certifying Authority] upon request.	ADCO confirmed no fill has been imported to site.	Not triggered	
Disposal of Seepage and Stormwater				
C28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Seepage water/ rainwater contained on site.	Not triggered	
Unexpected Finds Protocol – Aboriginal Heritage				
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEHL 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 OEHL to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEHL.		Not triggered	
Unexpected Finds Protocol – Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEHL 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 OEHL.		Not triggered	
Waste Storage and Processing				

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C31	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties	Waste collection points located at the site including skip bins.	Compliant	
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste classification for offsite disposal completed by consultant (Compaction & Soil Testing Services) with report included in the Environmental Management Plan. All waste dockets retained by ADCO.	Compliant	(R) - All tipping dockets should be retained consistent with the waste tracking register for the duration of the works.
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	All trucks have a sliding tarp to cover the load.	Compliant	
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.		Not triggered	
Handling of Asbestos				
C35	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Not encountered during current SSD development works.	Not triggered	
Community Engagement				
C36	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	<ul style="list-style-type: none"> Community Communication Strategy, Waitara Public School, School Infrastructure NSW, May 2019. Consultation is undertaken regularly with the school community.	Compliant	(R): Community updates to be published on the SINSW project website for Waitara Public School Upgrade Project.
Independent Environmental Audit				
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	<ul style="list-style-type: none"> Email issued by SINSW to DoPE on 27 March 2019. Letter from DoPE to SINSW re Waitara Public School (SSD 8574) Condition C37, 3 April 2019. Written approval received from DoPE on the proposed independent auditor on 3 April 2019.	Compliant	
C38	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> Email issued by SINSW to DoPE on 5 April 2019. Independent Environmental Audit Program – Waitara Public School Lot 1 DP 333142, Lots 11-13 DP 17375 and Lot A DP 309739, JBS&G, 12 April 2019. Email issued from DoPE to SINSW on 17 April 2019. Email issued from TSA Management to Certifying Authority (Metro Building Consultancy) on 8 April 2019. Independent audit program submitted to DoPE on 5 April 2019. Based on feedback from DoPE, a revised independent audit program was submitted on 12 April 2019.	Compliant	
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:	Noted.	Compliant	

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	<p>a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</p> <p>b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p> <p>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.</p>			
C40	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and</p> <p>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).</p>	Noted.	Compliant	
C41	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must:</p> <p>a) review and respond to each Independent Audit Report prepared under condition C40 of this consent;</p> <p>b) submit the response to the Department and the Certifying Authority; and</p> <p>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.</p>		Not triggered	
C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Not triggered	
Incident Notification, Reporting and Response				
C43	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No incidents reported to date. A procedure for incident reporting forms part of the EMP.	Not triggered	
C44	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		Not triggered	
Non-Compliance Notification				
C45	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No non-compliances reported to date.	Not triggered	
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		Not triggered	

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	known) and what actions have been, or will be, undertaken to address the non-compliance			
C47	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Not triggered	
Revision of Strategies, Plans and Programs				
C48	Within three months of: <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C43; (c) the submission of an Independent Audit under condition C40; (d) the 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.		Not triggered	
C49	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. <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>		Not triggered	
Part D – Prior to Occupation or Commencement of Use				
Notification of Occupation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		Not triggered	
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.		Not triggered	
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		Not triggered	
Post-construction Dilapidation Report				
D4	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: <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> i) compare the post-construction dilapidation report with the pre- 		Not triggered	

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	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: 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>		Not triggered	
Utilities and Services				
D6	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .		Not triggered	
Works as Executed Plans				
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.		Not triggered	
Roadworks and Access				
D8	The Applicant must complete the road safety mitigation works agreed under condition B27 and any changes to the Myra Street drop-off / pick-up zone agreed under condition B29 prior to operation.		Not triggered	
Green Travel Plan				
D9	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: 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 students and staff to and from both schools at appropriate times throughout the academic year; and		Not triggered	

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	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. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.</p>		Not triggered	
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) 		Not triggered	
Road Damage				

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D12	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.		Not triggered	
Heritage Interpretation Plan				
D13	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced expert in consultation with Council; b) be submitted to the Planning Secretary and Certifying Authority prior to the commencement of operation; c) include provision for naming elements within the development that acknowledges the site's heritage; and d) incorporates interpretive information in to the site's heritage including buildings demolished as part of the development. 		Not triggered	
D14	The Applicant must: <ul style="list-style-type: none"> a) not commence operation until the Heritage Interpretation Plan is submitted to the Planning Secretary and Certifying Authority; and b) implement the most recent version of the Heritage Interpretation Plan submitted to the Planning Secretary and Certifying Authority. 		Not triggered	
Mechanical Ventilation				
D15	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 		Not triggered	
Fire Safety Certification				
D16	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.		Not triggered	
Structural Inspection Certificate				
D17	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 		Not triggered	
Compliance with Food Code				
D18	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.		Not triggered	

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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.		Not triggered	
D20	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.		Not triggered	
Rainwater Harvesting				
D21	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building		Not triggered	
Warm Water Systems and Cooling Systems				
D22	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		Not triggered	
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.		Not triggered	
Signage				
D24	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.		Not triggered	
D25	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.		Not triggered	
D26	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.		Not triggered	
Operational Waste Management Plan				
D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: 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		Not triggered	

Independent Audit Table - Waitara Public School Rev 0

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	d) include the Management and Mitigation Measures included in 6.1.4 of the EIS as modified in the Response to Submissions.			
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: <ol style="list-style-type: none"> detail the location, species and maturity of plants to be planted on-site; emphasise species from the Sydney Turpentine-Ironbark forest vegetation community; and provide for the planting of 52 trees. 		Not triggered	
D29	Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: <ol style="list-style-type: none"> describe the monitoring and maintenance measures to manage revegetation and landscaping works; and be consistent with the Applicant's Management and Mitigation Measures at Section 6.1.4 of the EIS as modified in the Response to Submissions. 		Not triggered	
D30	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.			
Ecologically Sustainable Development				
D31	Within six months of commencement of operation, Green Star certification must be obtained unless otherwise agreed to by the Planning Secretary, demonstrating the development achieves a minimum 4 star Green Star As Built rating. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.		Not triggered	
Part E – Post Occupation				
Out of Hours Event Management Plan				
E1	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: <ol style="list-style-type: none"> the number of attendees, time and duration; arrival and departure times and modes of transport; where relevant, a schedule of all annual events; demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); details of the use of the school hall, where applicable, restricting use before 8 am and after 10 pm; measures to minimise localised traffic and parking impacts; and include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 		Not triggered	
E2	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.		Not triggered	
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.		Not triggered	
E4	The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, and include the following: <ol style="list-style-type: none"> the number of attendees, time and duration; arrival and departure times and modes of transport; where relevant, a schedule of all annual events; 		Not triggered	

Independent Audit Table - Waitara Public School Rev 0

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	<ul style="list-style-type: none"> d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the use of the hall, where applicable, restricting use before 8 am and after 10 pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			
E5	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first community event or use.		Not triggered	
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.		Not triggered	
Operation of Plant and Equipment				
E7	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner 		Not triggered	
Community Communication Strategy				
E8	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.		Not triggered	
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Report prepared by GHD and dated December 2017.		Not triggered	
E10	Noise associated with the operation of any plant, machinery, School public address system, School bell or other equipment on the Site and community use of the hall outside of school hours, must not exceed 5 dB(A) above the background noise level when measured at the boundary of any sensitive receiver.		Not triggered	
E11	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Report prepared by GHD and dated December 2017. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.		Not triggered	
E12	The school hall is not to be used between the hours of 10.00 pm and 8:00 am.		Not triggered	
E13	The waste collection services and ground maintenance involving the use of powered equipment are not to be undertaken outside the hours of 7:30 am to 6:00 pm Monday to Friday.		Not triggered	
E14	The sports field must not be made available for community use <ul style="list-style-type: none"> a) Before 7:00am on weekday mornings; b) Later than 6:00 pm on weeknights; and c) Other than between the hours of 8:00 am and 6:00 pm on Saturdays; and during Sundays and public holidays. 		Not triggered	

Independent Audit Table - Waitara Public School Rev 0

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
E15	Activities may be undertaken outside of the hours in conditions E13 and E14 if: a) undertaken in accordance with an Out of Hours Event Management Plan prepared in accordance with conditions E1 or E4 and submitted to the Department and Council in accordance with condition E2 in the case of events involving 100 or more people; or b) agreed in writing by the Planning Secretary in the case that of events involving less than 100 people		Not triggered	
Unobstructed Driveways and Parking Areas				
E16	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		Not triggered	
Green Travel Plan				
E17	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.		Not triggered	
Outdoor Lighting				
E18	Notwithstanding Condition D23, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		Not triggered	
Fire Safety Certificate				
E19	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		Not triggered	
Landscaping				
E20	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.		Not triggered	
WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
	<ol style="list-style-type: none"> 1. 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. 2. Written notification of an incident must: <ol style="list-style-type: none"> a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; f) describe what immediate steps were taken in relation to the incident; g) identify further action(s) that will be taken in relation to the incident; and h) identify a project contact for further communication regarding the incident. 3. 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 		Not triggered	

Independent Audit Table - Waitara Public School Rev 0

Approval (ID)	Requirement	Comments / Observations / Supporting Documentation	Compliance Status ¹	Independent Audit Findings and Recommendations Actions (A) = address non-compliances Recommendations (R) = address observations
	<p>the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p> <p>4. The Incident Report must include:</p> <ul style="list-style-type: none"> a) a summary of the incident; 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. 			

Appendix B Planning Secretary Audit Team Approval

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

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

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

Dear Mr Spare

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

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

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

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

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

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

Yours sincerely,



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

Dated: 03/04/2019

Appendix C Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name Waitara Public School

Consent Number SSD 8574

Description of Project Development of Waitara Public School

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

Proponent Department of Education

Title of Audit Waitara Public School Independent Environmental Audit

Date 3 July 2019

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

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

Notes:

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

Name of Auditor Christine Louie

Signature 

Qualification Exemplar Global Certified Associate Auditor No. 132320

Company JBS&G Australia Pty Ltd

Company Address Level 1, 50 Margaret Street Sydney NSW 2000

Appendix D Site Inspection Photographs

PHOTOGRAPH 1: STAGE 1 CONSTRUCTION AREA



PHOTOGRAPH 2: TREE PROTECTION FENCING ADJACENT TO CONSTRUCTION AREA



PHOTOGRAPH 3: STAGE 1 CONSTRUCTION AREA



PHOTOGRAPH 4: STAGE 1 CONSTRUCTION AREA ACCESS ROAD



Job No: 56067

Client: SINSW c/- TSA Management

Version: R01 Rev A Date: 14/06/2019

Drawn By: SG Checked By: CL

Not to Scale

Coord. Sys n/a

**48 – 58 Myra Street Wahroonga
NSW**

APPENDIX D

PHOTOGRAPH 5: SITE NOTICE AT MAIN SITE ENTRANCE ON MYRA STREET



PHOTOGRAPH 6: TRUNK PROTECTION MEASURES ON STREET TREE



PHOTOGRAPH 7: EROSION AND SEDIMENT CONTROLS



PHOTOGRAPH 8: SIGNAGE ON MYRA STREET FACING NORTH



Job No: 56067

Client: SINSW c/- TSA Management

Version: R01 Rev A Date: 14/06/2019

Drawn By: SG Checked By: CL

Not to Scale

Coord. Sys n/a

**48 – 58 Myra Street Wahroonga
NSW**

APPENDIX D

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