

# INDEPENDENT AUDIT REPORT

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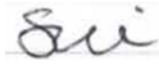
YOUNG HIGH SCHOOL LIBRARY – SSD 9671

JUNE 2021

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## Authorisation

Author name	Derek Low	Reviewer / approver name	Steve Fermio
Author position	Principal Auditor	Review position	Principal Auditor
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Date	14/07/21	Date	14/07/21

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## EXECUTIVE SUMMARY

School Infrastructure NSW (SINSW) is responsible for the delivery of the Young High School Library and Joint Community Facility (the Project), funded under a partnership between Hilltops Council and the NSW Department of Education. The new Community Facility will be located on Young High School grounds and integrated with Carrington Park. During school hours, some spaces within the new library facility will be reserved for sole school use, and some spaces will be reserved for sole community use. After school hours, most of the spaces will be available for community use.

Consent for the Project, State Significant Development (SSD) 9671, was granted by the Minister for Planning and Public Spaces on 21 May 2020. The SSD 9671 consent includes:

- site preparation works
- alteration and additions to existing school library to create a staff hub and student amenities
- construction of a part two-storey and part three new library building extension to the existing Carrington Park carpark
- construction of the Currawong Walk and pathway connections to Carrington Park
- landscaping works, including planting various shrubs, ground covers and concrete pattern finishes
- construction of new pedestrian crossings in the surrounding road network; and
- installation of services, stormwater system and signage.

GHD were appointed by SINSW as the Project Managers on the Project. Joss Group is the Principal Construction Contractor.

Conditions of Consent (CoCs) C32 – C39 of Schedule 2 of SSD 9671 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2018 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). In particular, CoC C36, states:

*Independent Audits of the development must be carried out in accordance with:*

- a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C33 of this consent; and*
- b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from the granting of the consent on 21 May 2020 through to 30 June 2021 (which is 8 weeks from commencement of construction).

Works conducted to date include site establishment, initial non-Aboriginal heritage investigations and demolition of part of Block EE. Construction has been significantly delayed due to State Significant historical heritage items having been encountered during investigative works. Approval to salvage and manage the items is under assessment by Heritage NSW.

The overall outcome of the Independent Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from GHD and Joss Group. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

In summary:

- There were 135 CoCs assessed.
- Five non-compliances were identified against the CoCs. These relate to consultation on the CNVMSP, notification to the Department of a review, content of the unexpected finds procedure and the absence of noise barriers.
- Four observations were identified in relation to the CoCs. These relate to noise monitoring, content of the CEMP and shade cloth on the site fence.
- Three non-conformances with the CEMP and sub-plans were identified. These relate to an audit of the traffic control plan, the absence of noise barriers and noise monitoring.
- One observation was identified in relation to the CTPMSP. This related to training and the development of Safe Work Method Statements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from GHD and Joss Group for their high level of organisation, cooperation and assistance during the Independent Audit.

# 1. INTRODUCTION

## 1.1 Project Overview

School Infrastructure NSW (SINSW) is responsible for the delivery of the Young High School Library and Joint Community Facility (the Project), funded under a partnership between Hilltops Council and the NSW Department of Education. The new Community Facility will be located on Young High School grounds and integrated with Carrington Park. During school hours, some spaces within the new library facility will be reserved for sole school use, and some spaces will be reserved for sole community use. After school hours, most of the spaces will be available for community use.

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- site preparation works
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- construction of the Currawong Walk and pathway connections to Carrington Park
- landscaping works, including planting various shrubs, ground covers and concrete pattern finishes
- construction of new pedestrian crossings in the surrounding road network; and
- installation of services, stormwater system and signage.

The consent has been modified on one occasion (Modification 1). On 23 December 2020 SSD 9671 was amended to allow for the Heritage Interpretation Plan and design refinements to the library façade to be delivered at later stages in the design and construction process.

GHD were appointed by SINSW as the Project Managers on the Project. Joss Group is the Principal Construction Contractor. Works conducted to date include site establishment, initial non-Aboriginal heritage investigations and demolition of part of Block EE. Construction has been significantly delayed due to State Significant historical heritage items having been encountered during investigative works. Approval to salvage and manage the items is under assessment by Heritage NSW. Refer Section 3.6.



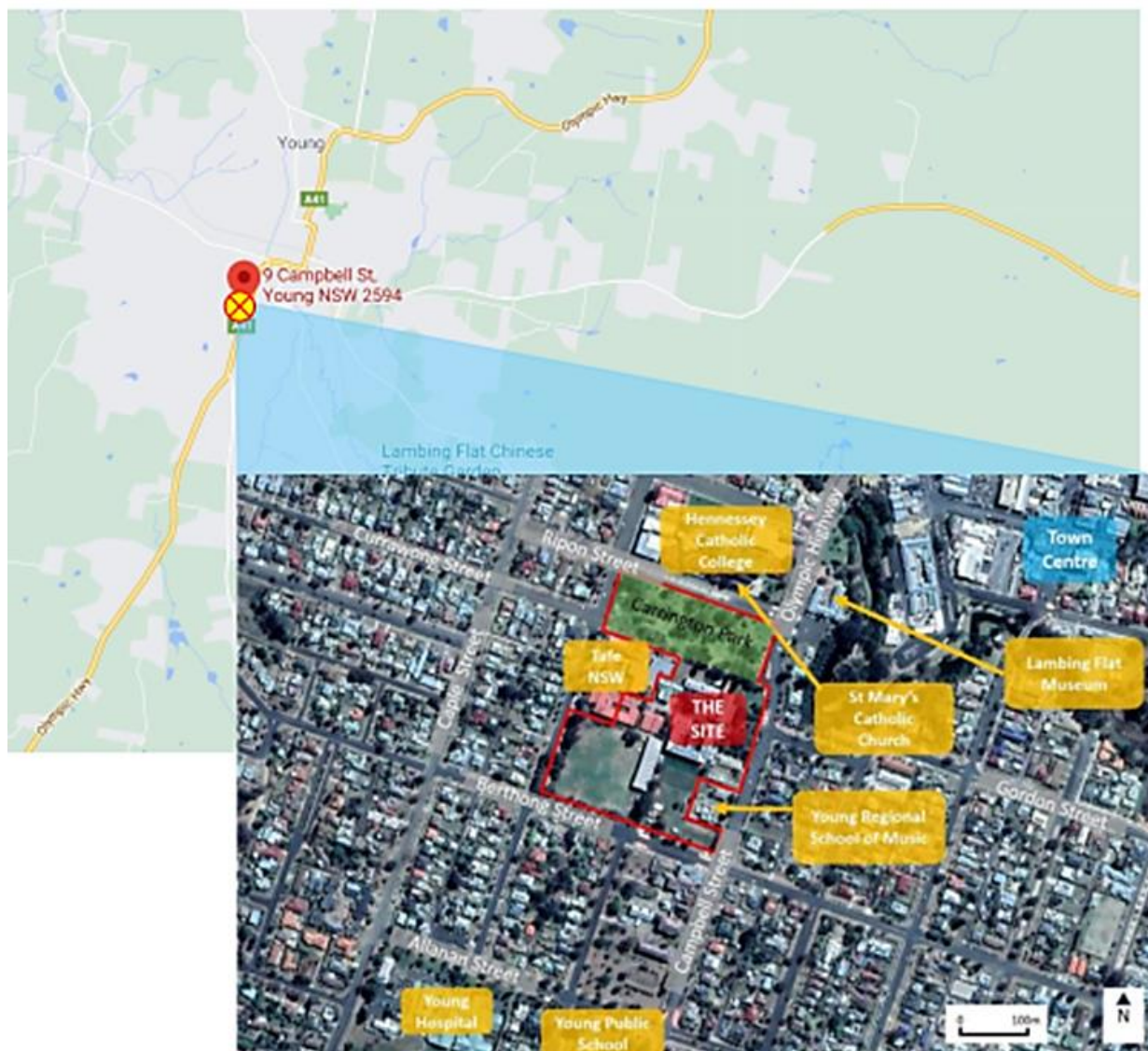


Figure 1 Site location (Young High School Library and Join-use Community Facility Assessment Report, Department, 2020)



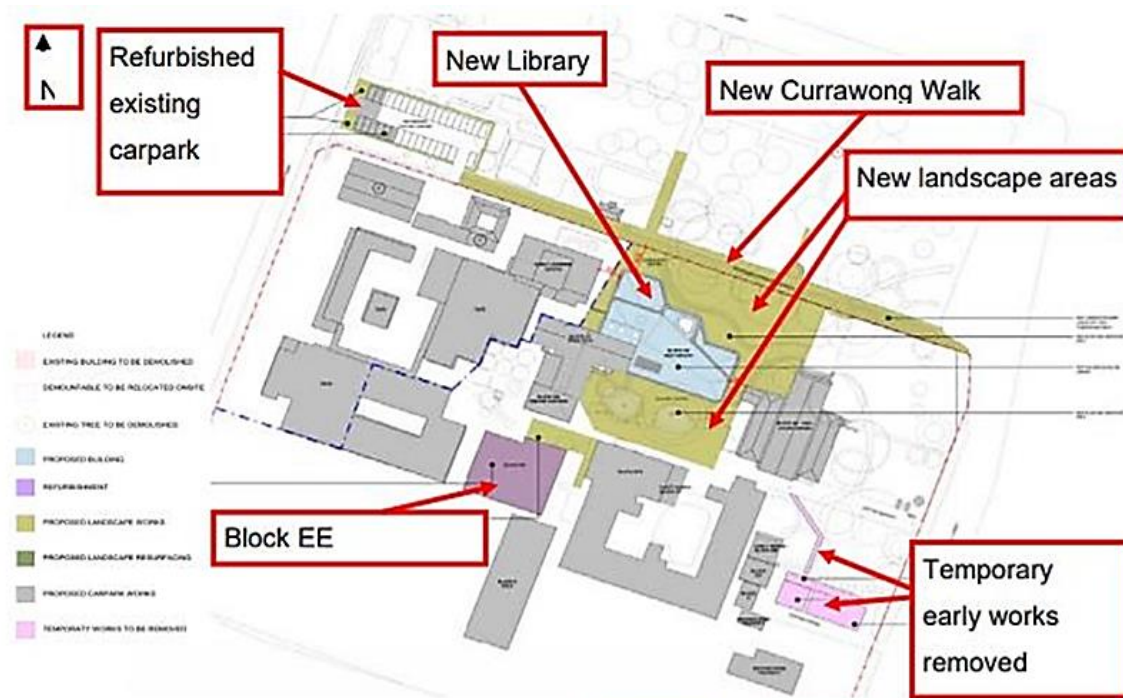


Figure 1 Proposed site layout (Young High School Library and Joint Community Facility EIS, 2019)

## 1.2 Approval Requirements

Conditions of Consent (CoCs) C32 – C39 of Schedule 2 of SSD 9671 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2018 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

## 1.3 The audit team

In accordance with Schedule 2, CoC C32 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary:

The Audit Team comprises:

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

Approval of the Audit Team was provided by the Department on 23 April 2021. The Approval is presented in Appendix C.

## 1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9671 Schedule 2, CoC C36. CoC C36 states:

*Independent Audits of the development must be carried out in accordance with:*

- a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C33 of this consent; and*
- b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

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

This Independent Audit seeks to fulfill the requirements of CoC C36, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

## 1.5 Audit Scope

This Independent Audit related to the Project works from the granting of the consent on 21 May 2020 through to 30 June 2021 (which is 8 weeks from commencement of construction).

The scope of the Independent Audit comprises:

- An assessment of compliance with
  - all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
  - all environmental licences and approvals applicable to the development excluding environment protection licenses issued under the Protection of the Environment Operations Act 1997.
- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary
  - incidents, non-compliances and complaints that occurred or were made during the audit period
  - the performance of the development having regard to agency policy and any particularly environmental issues, identified through consultation carried out when developing the scope of the audit; and

- feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee (if there is one for the Project), on the environmental performance of the project during the audit period.
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level review of the Project's environmental management systems, including assessment of any third-party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – *Guidelines for Auditing Management Systems* and the methodology set out in the Department's IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 3.

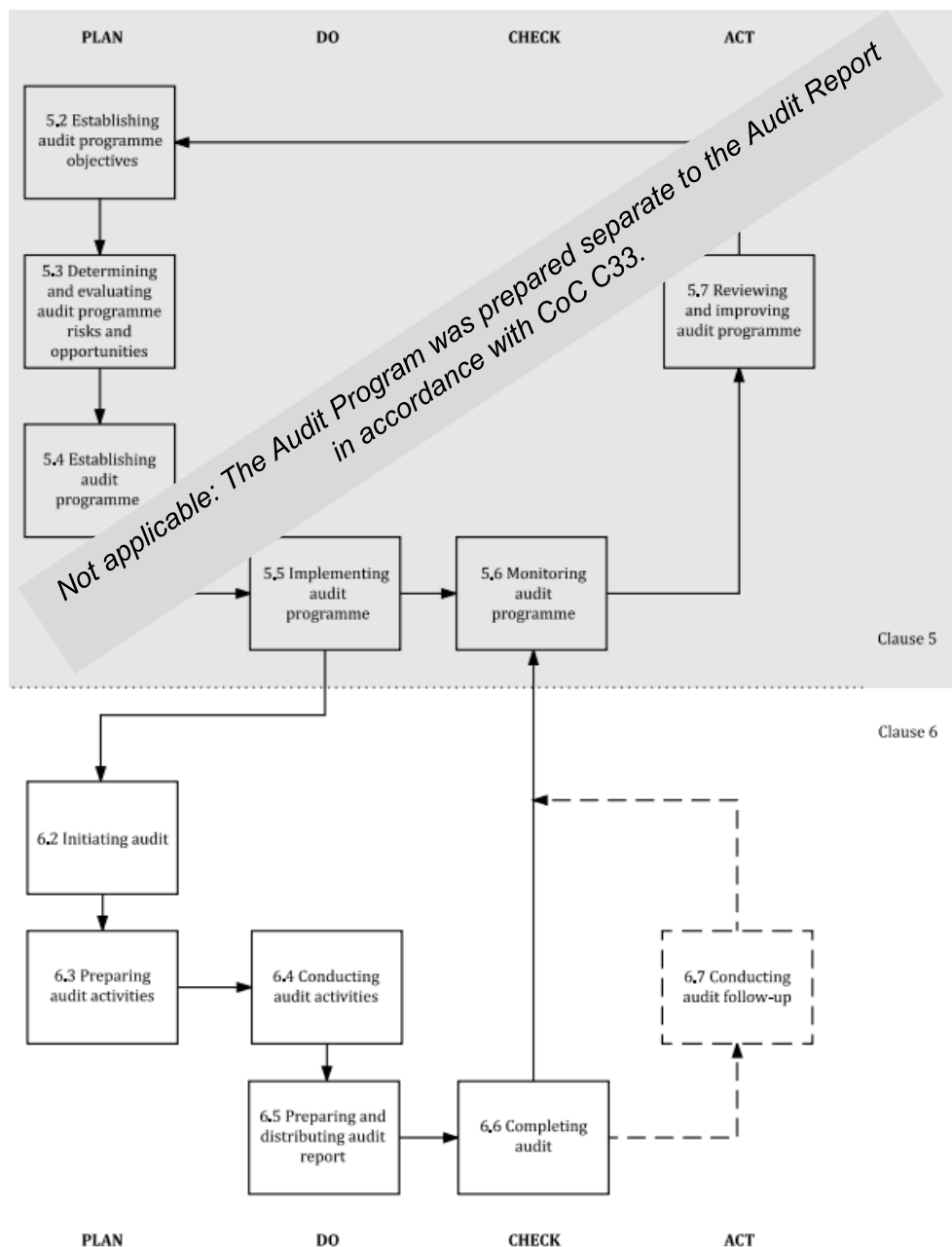


Figure 3 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

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

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

WolfPeak consulted with the Department, Heritage NSW and Hilltops Council to obtain their input into the scope of the Independent Audit, in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

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

Stakeholder	Issue and Focus	How Addressed
Department of Planning, Industry and Environment	The Department requested the Auditor please look into the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation, complaints management, including complaints register.	These matters have been assessed. Refer Appendices A and B.
Heritage NSW	<p>Heritage NSW requested that the following key issues relation to post-approval requirements and compliance be examined:</p> <ul style="list-style-type: none"> <li>• CoC B6: Preconstruction Dilapidation Report</li> <li>• CoC B17: Aboriginal Cultural Heritage Management Sub-plan</li> <li>• CoC B22 – B23: Archaeological Salvage – Historical Archaeology</li> <li>• CoC B24: Landscaping</li> <li>• CoC B24: Heritage Interpretation Strategy</li> <li>• CoC B34: Design Refinement</li> <li>• CoC C24 Unexpected Finds Protocol – Aboriginal Heritage</li> <li>• CoC D17: Archaeological Salvage – Historical Archaeology</li> <li>• CoC D22: Heritage Interpretation Plan</li> </ul>	Each of the matters raised were assessed. Refer Section 3.6 and Appendix A.
Hilltops Council	No response	-

## 2.2.2 Preparing audit activities

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

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

- *Environmental Impact Statement, Young High School Library and Joint-Use Community Facility*, Ethos Urban, 1 November 2019 (the EIS)
- *Response to Submissions, Young High School Library and Joint-Use Community Facility (SSD-9671)*, Ethos Urban, 28 February 2020, (the RtS).
- Development Consent SSD 9671, 21 May 2020 (the Consent).
- *Project Environmental Management Plan*, Joss Group, 7 April 2021 (the CEMP)
- *Traffic Management Plan*, Version 1, GAME Traffic and Contracting, undated (the CTPMSP)
- *Young Library Construction Noise and Vibration Management Sub-Plan*, Marshal Day, 26 February 2021 (the CNVMSP)
- *Construction Waste Management Plan Young High School*, Joss Group, 7 January 2021 (the CWMSP)
- *Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan*, Lantern Heritage, March 2021 (the ACHMSP)

## 2.2.3 Site personnel involvement

The on-site activities took place on 26 May 2021. The following personnel took part in the audit:

- David Van Zanten HSEQ Coordinator – Joss Group
- Bailey Thompson – Contract Administrator – Joss Group
- Dean Bailey – Site Manager – Joss Group
- Roger Lee – Project Manager – GHD
- Derek Low – Auditor – WolfPeak.

## 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix E.

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

## 2.2.5 Interviews

The Auditor conducted interviews with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. Interviews were conducted during the site inspection and afterwards online.

## 2.2.6 Site inspection

The on-site audit activities took place on 26 May 2021. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

## 2.2.7 Document review

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

## 2.2.8 Compliance evaluation

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

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

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives. Conformance with the CEMP and sub-plans was also assessed (Appendix B).

## 2.2.9 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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



### 2.2.10 Completing the audit

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

### 2.2.11 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

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

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9343 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- CWMSP
- ACHMSP.

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

#### 3.2 Non-compliances, Observations and Actions

This section, including Table 2, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendices A and B.

- There were 135 CoCs assessed.
- Five non-compliances were identified against the CoCs. These relate to consultation on the CNVMSP, notification to the Department of a review, content of the unexpected finds procedure and the absence of noise barriers.
- Four observations were identified in relation to the CoCs. These relate to noise monitoring, content of the CEMP and shade cloth on the site fence.
- Three non-conformances with the CEMP and sub-plans were identified. These relate to an audit of the traffic control plan, the absence of noise barriers and noise monitoring.
- One observation was identified in relation to the CTPMSP. This related to training and the development of Safe Work Method Statements.

Table 2: Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
1	CoC A8	Non-compliance	<p>CoC A8 requires that, where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p> <p><b>There was no evidence of consultation having been undertaken with the community on strategies to manage high noise impact works as required by CoC B15.</b></p>	<p>This non-compliance had been reported in accordance with CoCs A26/A27 on 29/06/21 and the auditee states that:</p> <p><i>Joss Construction and SINSW can confirm that consultation of noisy works has been undertaken via direct consultation with Young High School as well as with the local community via letterbox drops as evidenced here: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates</a></i></p> <p>The Auditor notes that the letterbox drops do not include details on strategies to manage noise, nor the opportunity to comment on those strategies.</p> <p>Complete consultation with the community in accordance with CoC B15 and revise the CNVMSP (if required).</p> <p>If a revision occurs, it should be completed in accordance with CoC A30.</p>	Joss Group 30/09/21	OPEN
2	CoC A21	Observation	<p>CoC A21 states that any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act.</p> <p><b>The relevant section of the EP&amp;A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained. Attended noise monitoring has occurred, however the records do not clearly demonstrate that the monitoring was conducted in accordance with AS1055 (or any other relevant standard).</b></p>	<p>This non-compliance had been reported in accordance with CoCs A26/A27 on 29/06/21 and the auditee advises that that the noise consultant has been engaged to conduct noise monitoring and for training to be provided to Project personnel.</p> <p>Attended noise monitoring conducted in accordance with the CNVMSP is to be completed by a trained person and in accordance with the relevant standard.</p> <p>Refer also to the finding in relation to CNVMSP Section 7.6.</p>	Joss Group Prior to next monitoring round	OPEN
3	CoC A29	Non-compliance	<p>CoC A29 requires that within three months of:</p> <p>(a) the submission of a compliance report under condition B32;</p> <p>(b) the submission of an incident report under condition A29;</p> <p>(c) the submission of an Independent Audit under condition C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> <p><b>A review was notified 7 days after the three month trigger of Modification 1.</b></p>	<p>The review was notified after the due date. The auditee responded to this finding stating that this non-compliance had been reported in accordance with CoCs A26/A27 on 28/05/21.</p>	NA	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
4	CoC B7	Non-compliance	<p>CoC B7 requires that prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p> <p><b>The unexpected finds procedure does not include the requirement whereby, the disposal location and results of testing must be submitted to the Planning Secretary prior to the off-site disposal of any unexpected contaminated material.</b></p>	<p>The unexpected finds procedure has been updated to include the required information.</p> <p>The CEMP was revised in accordance with CoC A30 and submitted to the Department on 09/07/21.</p>	Joss Group 30/09/21	CLOSED
5	CoC B12	Observation	<p>CoC B12 requires that Management plans required under this consent must be prepared in accordance with relevant guidelines, and include (b)(iii) details of: 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.</p> <p><b>Specific performance indicators (CoC B12(b)(iii)) are presented in Section 4.4 of the CEMP. These are generally adequate despite being described at high level. Joss commits to reporting on its environmental performance to the client verbally at the Project Meetings and/or in a Monthly Report. It is the Auditors view that verbal reporting is not adequate.</b></p>	<p>The CEMP was revised in accordance with CoC A30 to ensure reporting of performance against specific performance indicators is provided in writing.</p> <p>The revised CEMP was submitted to the Department on 09/07/21.</p>	Joss Group 30/09/21	CLOSED
6	CoC B13	Observation	<p>CoC B13 requires that prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, (a)(vi) a groundwater management plan including measures to prevent groundwater contamination.</p> <p><b>Whilst measures to prevent groundwater contamination (control of surface waters, handling of liquids, spill response) are included at a high level, there is no discussion on the management of groundwater / subsurface waters. The Auditor notes that the Preliminary Contamination Investigation and the Preliminary Geotechnical Site Investigation Report in the EIS identify standing water at 3.3m below ground level, with no water present in bores drilled to 3m. The Auditor is not aware of the depth of the piles being installed for the buildings, nor whether groundwater will be encountered.</b></p>	<p>Confirm whether groundwater / standing water will be encountered during construction. If groundwater is to be encountered, revise the CEMP to include further details on how contamination of these waters would be prevented.</p> <p>The revision (if required) should be completed in accordance with CoC A30.</p>	Joss Group 30/09/21	OPEN
7	CoC B15	Non-compliance	<p>CoC B15 requires that the Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d).</p> <p><b>Note this finding relates to the same issue as identified against CoC B8.</b></p> <p><b>There was no evidence of consultation having been undertaken with the community on strategies to manage high noise impact works.</b></p>	<p>This non-compliance had been reported in accordance with CoCs A26/A27 on 29/06/21 and the auditee states that:</p> <p><i>Joss Construction and SINSW can confirm that consultation of noisy works has been undertaken via direct consultation with Young High School as well as with the local community via letterbox drops as evidenced here: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates</a></i></p> <p>The Auditor notes that the letterbox drops do not include details on strategies to manage noise, nor the opportunity to comment on those strategies.</p> <p>Complete consultation with the community in accordance with CoC B15 and revise the CNVMSP (if required).</p> <p>If a revision occurs, it should be completed in accordance with CoC A30.</p>	Joss Group 30/09/21	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
8	CoC C12	Non-compliance	<p>CoC C12 requires that 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.</p> <p><b>The CNVMSP requires localized barriers and site hoarding to be installed. No local noise barriers have been installed. No hoarding of the site boundary is in place. The Auditor observes that the limited amount of construction underway is unlikely to generate substantial noise impacts.</b></p>	<p>This non-compliance had been reported in accordance with CoCs A26/A27 on 29/06/21 and the auditee states that:</p> <p><i>In response to the draft audit comments, Joss Construction have purchased 'Flexshield' noise barrier curtains for the extent along the Childcare centre fence in anticipation for when construction resumes. It is noted that no works are currently occurring at Block NN, and due to the sensitivity of the archaeological salvage site, Joss will only be erecting the noise curtains in this area when salvage works are complete and the site is cleared for construction.</i></p> <p><i>Joss Construction have also engaged Marshall Day Acoustics to inspect and review the currently implemented noise mitigation measures onsite. The CNVMSP will then be updated and issued to the Planning Secretary in line with Condition A30.</i></p>	Joss Group  Prior to construction (excluding heritage salvage works)	OPEN
9	CoC C19	Observation	<p>CoC C19 requires that the Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p> <p><b>At the site inspection the Auditor observed that site fencing is not fitted with shade cloth (which can reduce dust). This decision was made by Joss, SINSW and the existing school to manage the risk of the fence falling in high wind, following an event where fence was blown over during the night time period on 02/02/21 (it is understood that no one was on site at the time of the event, and no one was at risk of being struck).</b></p>	<p>It was agreed with the school that shade cloth was not appropriate as it created another hazard.</p> <p>SINSW stated further that:</p> <p><i>The reasoning was as follows:</i></p> <ul style="list-style-type: none"> <li><i>The safety concerns of the Bannamesh creating a 'wind sail' and potentially injuring someone (either student, teacher or construction worker).</i></li> <li><i>The amount of bracing required would eat into both circulation space and the already small building footprint of the areas on site making construction and materials handling much more difficult and require further interfacing with students and workers</i></li> <li><i>The areas in question are internal on school grounds only and not public facing.</i></li> </ul>	NA	CLOSED
10	CTPMSP Section 8.5	Observation	<p>Section 8.5 of the CTPMSP states:</p> <p><b>SITE INDUCTION</b></p> <p>The requirements of the TMP will be communicated to all personnel entering the site through the site induction program.</p> <p><b>TOOLBOX MEETINGS</b></p> <p>Toolbox meeting to be carried out each day outlining the day's activities and any changed to the TMP for schedule.</p> <p><b>SAFE WORK METHOD STATEMENTS</b></p> <p>SWMS will be completed every shift outlining the hazards and risk factors onsite.</p> <p><b>The information provided to subcontractors on the content of the CTPMSP is very brief. The Auditor considers there to be benefit of providing a copy of the CTPMSP to each subcontractor, along with an instruction to read and understand its content.</b></p> <p><b>Safe Work Method Statements (SWMS) are not being completed daily. The auditees advise that Toolbox Talks will be undertaken and SWMS reviewed where there is a change in traffic arrangements.</b></p>	<p>A review of the CTPMSP was undertaken and has been updated to capture the current practice on site.</p> <p>Section 8.5 now reflects current practice and states: .</p> <p><b>TOOLBOX MEETINGS</b></p> <p><i>Site-wide Toolbox meetings to be carried out when the TMP changes.</i></p> <p><b>SAFE WORK METHOD STATEMENTS</b></p> <p><i>SWMS will be reviewed when the TMP changes.</i></p> <p>The revised CTPMSP was submitted to the Department on 09/07/21.</p>	Joss Group  30/09/21	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
11	CTPMSP Section 9.2	Non-conformance	<p>Section 9.2 of the CTPMSP states that one compliance audit (using the Traffic Control at Work Site Safety Inspection Checklist from the Traffic Control at Work Site Technical Manual) shall be conducted following setting-up of the traffic management and prior to commencement of the works. Audit findings, recommendations and actions taken shall be documented and copies forwarded to the Traffic Control site manager.</p> <p><b>No audit of the traffic set up had been completed at the time of the Independent Audit.</b></p>	GAME Traffic conducted an audit on the traffic arrangement on 30/06/21.	Joss Group 30/09/21	CLOSED
12	CNVMSPP Section 7.1.1 and Table 9	Non-conformance	<p>Section 7.1.1 of the CNVMSP commits to implementing the equipment specific noise control measures detailed in Table 9. This includes the requirement to install localised noise barriers (around plant and equipment) and solid 2m site hoarding on the boundary during site preparation works.</p> <p><b>Note that this finding relates to the same issue as identified against CoC C12.</b></p> <p><b>No local noise barriers have been installed, despite a small amount of light hammering occurring. No hoarding of the site boundary is in place.</b></p>	<p>This non-conformance had been reported through the reporting of the non-compliance with CoC C12 in accordance with CoCs A26/A27 on 29/06/21. The auditee states that:</p> <p><i>In response to the draft audit comments, Joss Construction have purchased 'Flexshield' noise barrier curtains for the extent along the Childcare centre fence in anticipation for when construction resumes. It is noted that no works are currently occurring at Block NN, and due to the sensitivity of the archaeological salvage site, Joss will only be erecting the noise curtains in this area when salvage works are complete and the site is cleared for construction.</i></p> <p><i>Joss Construction have also engaged Marshall Day Acoustics to inspect and review the currently implemented noise mitigation measures onsite. The CNVMSP will then be updated and issued to the Planning Secretary in line with Condition A30.</i></p>	Joss Group 30/09/21	OPEN
13	CNVMSPP Section 7.6	Non-conformance	<p>Section 7.6 of the CNVMSP states that:</p> <p>Attended noise monitoring to be conducted for a representative period during each phase of construction. (Site Preparation and Construction).</p> <p>The results of the monitoring will be compiled in a report, comparing the measured noise levels at each identified receiver with the predicted construction noise levels identified for each phase.</p> <p>Any exceedances over and above those predicted shall be commented on, and if particular works are identified as creating excessive noise, the construction noise management sub-plan would be reviewed with further noise mitigation options explored and employed if possible. This review is intended to provide periodic refinement of the plan, determination of the effectiveness of noise control measures and an assessment of on-site work practises.</p> <p><b>Attended noise monitoring has occurred, however the records do not clearly demonstrate that the monitoring was conducted in accordance with AS1055 (or any other relevant standard). There is also no evidence of the results having been compared to predicted noise levels.</b></p>	<p>This non-conformance had been reported through the reporting of the non-compliance with CoC A21 in accordance with CoCs A26/A27 on 29/06/21. The auditee advises that that the noise consultant has been engaged to conduct noise monitoring and for training to be provided to Project personnel.</p> <p>Attended noise monitoring conducted in accordance with the CNVMSP is to be completed by a trained person and in accordance with the relevant standard.</p>	Joss Group 30/09/21	OPEN



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

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

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

A review was conducted of the:

- CEMP
- CTPMSP
- CNVMSP
- CWMSP
- ACHMSP.

Other than the matters identified in Section 3.2, the plans are adequate for the works being undertaken.

### 3.4 Project's EMS

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

### 3.5 Summary of notices from agencies

To the Auditor's knowledge no formal notices were issued by the Department during the audit period.

### 3.6 Other matters considered relevant by the Auditor or DPIE

Other than the matters raised in Section 3, the Auditor has no additional matters considered relevant to raise. The issues raised by the Department during consultation on the Independent Audit were captured within the scope of the Independent Audit (refer Section 1.5 and Appendices A and B). Heritage NSW raised a number of matters relating to compliance with the CoCs which are worthy of discussion.

#### **B6: Preconstruction Dilapidation Report**

Heritage NSW has reviewed this Dilapidation Report but has not provided comments back to the proponent. Heritage NSW is concerned that the Dilapidation Report does not provide an accurate record of the existing condition of heritage items that are likely to be impacted by the proposed works.



The auditees advise that the Dilapidation Report identified assets and items outside of the Project. They were not aware of Heritage NSW's position and advise that they will revise the Dilapidation Report once comments are received from Heritage NSW.

### **B17: Aboriginal Cultural Heritage Management Sub-Plan**

Heritage NSW advise that they were not consulted with on the content of the ACHMSP (the Auditor note that this is not required by CoC B17). Heritage NSW requested that the Independent Audit focus on the adequacy of the ACHMSP to address the consent conditions B17 including:

- Confirm whether consultation, and any follow up, was undertaken with the Registered Aboriginal Parties (RAPs) as required under Condition B17(a). We note comments were sought from the RAPs on 6 January 2021, but no responses were received by 3 February 2021. We suggest copies of correspondence could be included within the ACHMSP, in an Appendix, as evidence of the opportunities provided for comment.
- Confirm that the measures for the protection of the Reconciliation Tree have been implemented.

The Auditor notes that records of consultation were sighted as part of the Independent Audit. It is understood that feedback was outstanding as of 15 March 2021. The Department reviewed the ACHMSP (including the consultation records) and considered this to be adequate, approving the ACHMSP on 5 May 2021.

It is up to the Department, or SINSW, to decide whether consultation records be included with the ACHMSP, however the Auditor notes that the ACHMSP is a publicly available document, so inclusion of the consultation may not be appropriate.

The Auditor further notes that SINSW have committed to ongoing consultation with the RAPs during investigations, the development of the Interpretation Plan, in the event of an unexpected find, or for long term management of Aboriginal heritage items encountered (refer Section 1.5.2 of the ACHMSP). It is understood that none of these triggering events have occurred.

The Auditor notes that, at the time of the inspection, the Reconciliation Tree was currently outside the Project footprint and is protected by fencing.

### **B22-B23: Archaeological Salvage – Historical Archaeology**

Heritage NSW notes that it is assessing a Section 146 application submitted by the Project in relation to State Significant historical heritage items being encountered. The Auditor observed that no works were occurring within the area of concern on the day of the site inspection.

### **B24: Landscaping**

Heritage NSW notes that it has not been provided with the revised Landscape Plan for review and comment. The Auditor observes that this condition has been staged and has yet to be triggered. Refer Appendix A.

### **B32: Heritage Interpretation Strategy (HIS)**

Heritage NSW has reviewed the HIS and provided comments to the proponent. It is concerned that without amendments the HIS could not be considered to meet Condition B32(b). The auditees advise that they are in the process of updating the HIS, noting that this condition has been staged and has yet to be triggered. Refer Appendix A.

### B34: Design Refinement

Heritage NSW has reviewed the revised façade design and provided comments to the proponent. The auditees advise that they are reviewing the design in light of the comments, noting that this condition has been staged and has yet to be triggered. Refer Appendix A.

### C24: Unexpected Finds Protocol – Aboriginal Heritage

Heritage NSW notes the change in the agency name since the granting of the consent.

## 3.7 Complaints

At the time of writing, zero complaints had been received relating to the Project. The complaints Register, updated in April 2021 is available on the Project website.

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/y/young-library-upgrade/apri-2021/Young\\_HS\\_upgrade\\_Complaints\\_Register\\_April\\_2021.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/y/young-library-upgrade/apri-2021/Young_HS_upgrade_Complaints_Register_April_2021.pdf)

## 3.8 Incidents

No incidents as defined by the consent have occurred during the audit period. 1 x person rolled their ankle on 22 February 2021. This was voluntarily notified to the Department on 24 February 2021.

## 3.9 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, demolition and minor earth works) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 3.

*Table 2 Summary of predicted versus actual impacts*

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
Heritage and Archaeology	The assessment finds that the site has potential for state significant historical archaeological remains of the gold rush era police camp dating from 1860 to the 1880s and the Lambing Flat Riots of 1861. The site also has potential for locally significant artefacts relating to mining activities and the previous expansion of Young High School and the use of the courthouse, gaol and school from the late nineteenth to twentieth centuries.	State Significant historic heritage items have been encountered and a Section 146 application is under assessment by Heritage NSW.  Aboriginal heritage investigations are yet to commence.	Y
Tree removal	A total of 22 trees will be removed as part of the proposed development to enable the construction of the new facility and	Tree removal had commenced but at the time of the inspection	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	associated landscaping and other works. Significant trees, including a Reconciliation Tree within Carrington Park, will be retained.	many still required removal.  The Reconciliation Tree was outside the Project fence line.	
Noise	Construction noise is likely to have unavoidable impacts on the TAFE NSW childcare centre during the construction program. The impacts will be intermittent and temporary during the construction program only	Noise impacts at this early stage of works are limited. Some improvements to monitoring and attenuation (noise barriers) were identified.	Y
Construction Traffic	During construction, the Carrington Park car park will be closed and used for construction parking. This will reduce the construction impacts on surrounding on-street parking and traffic flow. With the exception of the Carrington Park car park, pedestrian and cyclist infrastructure will remain open and mostly unaffected by construction activities.	Car parking was confined to the site compound during the site inspection. Parking for main works had yet to be established.	Y
Contamination	No hydrocarbon staining, ash, odours, bare areas or other indicators of contamination were identified during the site inspection and borehole construction. No surface asbestos fragments were identified from the visual inspection of the site. The levels of all substances analysed in the soil samples collected from the site were not detected or at environmental background levels and below the adopted residential land-use thresholds.	No unexpected contamination finds had occurred to date. Ground disturbance to date is minimal.	Y
Hazardous Materials	Asbestos containing materials, lead base paint, synthetic mineral fibre containing insulation materials, and PSD capacitors were found in the survey. No ozone depleting substances were identified.	Refer response to CoC C27 and C30. Asbestos containing material is being identified and removed.	Y
Biodiversity	No threatened plant species were identified as having the potential to occur within the study area. No threatened bird species were observed during surveys. One threatened bird has the potential to occur in the study area, the Gang-Gang Cockatoo.	No threatened species have been identified by the Project to date.	Y

Aspect	Summary of predicted impacts from EIS	Summary of actual impacts observed during audit period	Consistent (Y/N)
	No breeding habitat occurs within the proposal site. The proposal site does not support habitat critical to the survival of these species.		
Groundwater/Salinity	<p>No impact on groundwater and changed groundwater levels is expected from the development.</p> <p>The development will not impact on quantity or quality of both unconfined and confined aquifers.</p>	Refer response to CoC B13. The Project should confirm the potential impact on groundwater. None encountered to date as ground disturbance is minimal.	Y

## 4. CONCLUSIONS

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from the granting of the consent on 21 May 2020 through to 30 June 2021 (which is 8 weeks from commencement of construction).

The overall outcome of the Independent Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from GHD and Joss Group. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

In summary:

- There were 135 CoCs assessed.
- Five non-compliances were identified against the CoCs. These relate to consultation on the CNVMSP, notification to the Department of a review, content of the unexpected finds procedure and the absence of noise barriers.
- Four observations were identified in relation to the CoCs. These relate to noise monitoring, content of the CEMP and shade cloth on the site fence.
- Three non-conformances with the CEMP and sub-plans were identified. These relate to an audit of the traffic control plan, the absence of noise barriers and noise monitoring.
- One observation was identified in relation to the CTPMSP. This related to training and the development of Safe Work Method Statements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from GHD and Joss Group for their high level of organisation, cooperation and assistance during the Independent Audit.

## 5. LIMITATIONS

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## **APPENDIX A – SSD 9671 CONDITIONS OF CONSENT**



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>SCHEDULE 2</b>							
<b>PART A ADMINISTRATIVE CONDITIONS</b>							
<b>Obligation to Minimise Harm to the Environment</b>							
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.	Evidence referred to elsewhere in this table Appendix B	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C	Ongoing	All	Applies to all stages
<b>Terms of Consent</b>							
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	Evidence referred to elsewhere in this table Interview with auditees 26/05/21 Site inspection 26/05/21 Environmental Impact Statement Young High School Library and Joint-Use Community Facility, Ethos Urban, 01/11/19 (the EIS) Response To Submissions Young High School Library and Joint-Use Community Facility (SSD-9671), Ethos Urban, 28/02/20 (the RtS) Site inspection 15/04/21 Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1) Project Environmental Management Plan 7/4/21 (CEMP) Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP) Young Library CNVMSP 26/2/2021	Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.  No directions were issued by the Planning Secretary.  As evidenced through issue of the Construction Certificate, stamped plans, compliance with this consent and implementation of the CEMP and sub-plans, it appears that the Project is being constructed in general accordance with the EIS and RtS	C	Ongoing	All	Applies to all stages

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	<table><thead><tr><th colspan="4">Architectural Drawings prepared by Hayball</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr></thead><tbody><tr><td>2277 SSDA01.21</td><td>29</td><td>Existing and Demolition Site Plan</td><td>22/01/2020</td></tr><tr><td>2277 SSDA01.22</td><td>26</td><td>Proposed Site Plan</td><td>29/10/2019</td></tr><tr><td>2277 SSDA02.01</td><td>1</td><td>Block NN – Lower Ground Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA02.02</td><td>1</td><td>Block NN – Upper Ground Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA02.03</td><td>1</td><td>Block NN – Level 1 Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA02.04</td><td>1</td><td>Block NN – Roof Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA06.01</td><td>1</td><td>Block NN – Elevations 01</td><td>11/10/2019</td></tr><tr><td>2277 SSDA06.02</td><td>1</td><td>Block NN – Elevations 02</td><td>11/10/2019</td></tr><tr><td>2277 SSDA06.11</td><td>1</td><td>Block NN – Section</td><td>11/10/2019</td></tr><tr><td>2277 SSDA09.01</td><td>1</td><td>Block NN – Façade Details</td><td>11/10/2019</td></tr><tr><td>2277 SSDA09.21</td><td>2</td><td>Block NN – Signage Types 1</td><td>22/01/2020</td></tr><tr><td>2277 SSDA09.22</td><td>1</td><td>Block NN – Signage Types 2</td><td>11/10/2019</td></tr><tr><td>2277 SSDA09.23</td><td>1</td><td>Block NN – Signage Types 3</td><td>11/10/2019</td></tr><tr><td>2277 SSDA11.01</td><td>1</td><td>Block NN – Site Operation</td><td>11/10/2019</td></tr><tr><td>2277 SSDA11.02</td><td>1</td><td>Block NN – Building Operation</td><td>11/10/2019</td></tr><tr><td>2277 SSDA12.01</td><td>1</td><td>Block NN – External Renders</td><td>11/10/2019</td></tr><tr><td>2277 SSDA72.01</td><td>26</td><td>Block EE – Ground Floor Plan – Existing &amp; 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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:  (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;	Interview with auditees 26/05/21	It is understood that there have been no directions from the Secretary.	NT	Ongoing	All	Applies to all stages																																																																																																																																																				

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	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.						
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.	-	Noted. This audit assesses compliance with the consent and any directions from the Department. No material conflicts with the documents in A2 identified.	C	Ongoing	All	Applies to all stages
<b>Limits of Consent</b>							
A5	This consent lapses five years after the date of consent unless work is physically commenced. Prescribed Conditions	This consent, dated 21/05/20 DPIE post approval portal lodgement 23/04/21 Letter SINSW to DPIE 23/04/21	Consent was granted on 21/05/20. The notified date of commencement of construction was 05/05/21. Construction commenced on that day.	C	Ongoing	All	Applies to all stages
<b>Prescribed Conditions</b>							
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA Site inspection 26/05/21 Interview with auditees 26/05/21 Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)	Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project).	C	Ongoing	All	Applies to all stages
<b>Planning Secretary as Moderator</b>							
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 26/05/21	No disputes identified by the Project.	NT	Ongoing	All	Applies to all stages
<b>Evidence of Consultation</b>							
A8	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	Evidence sighted in relation to CoC B5, B14, B15, B17.	Consultation was undertaken with relevant stakeholders with records retained in all instances except for CoC B15.	NC	Ongoing	All	Applies to all stages

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	(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.		<b>Non-compliance: There was no evidence of consultation having been undertaken with the community on strategies to manage high noise impact works as required by CoC B15.</b>				
<b>Staging</b>							
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	A Staging Report was prepared and submitted more than one month prior to staging. The Staging Report was approved by the Department.  Works observed on site appear to align with the staging set out.  This audit assesses compliance with regards to the approved staging.	C	One month prior to commencement	All	Applies to all stages
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	A Staging Report was prepared and submitted more than one month prior to staging. The Staging Report was approved by the Department.  Works observed on site appear to align with the staging set out.  This audit assesses compliance with regards to the approved staging.	C	One month prior to commencement	All	Applies to all stages
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	A Staging Report was prepared and submitted more than one month prior to staging. The Staging Report was approved by the Department.  Works observed on site appear to align with the staging set out.  This audit assesses compliance with regards to the approved staging.	C	One month prior to commencement	All	Applies to all stages
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	A Staging Report was prepared and submitted more than one month prior to staging. The Staging Report was approved by the Department.  Works observed on site appear to align with the staging set out.	C	One month prior to commencement	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
			This audit assesses compliance with regards to the approved staging.				
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>							
A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or 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).</p>	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21</p> <p>Letter DPIE to SINSW, 23/04/21</p> <p>Project Environmental Management Plan 7/4/21 (CEMP)</p> <p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics</p> <p>Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)</p> <p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p>	Whilst the works and the conditions have been staged (including the timing of delivery of some strategies, plans and programs), the plans, strategies and programs themselves are not staged.	NT	Ongoing	All	Applies to all stages
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above	As above	NT	Ongoing	All	Applies to all stages
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design 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.	As above	As above	NT	Ongoing	All	Applies to all stages
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above	As above	NT	Ongoing	All	Applies to all stages



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<b>Structural Adequacy</b>							
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.  <i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	Email Certifier to Joss, 08/04/21  Structural Certification Block EE, Northrop 26/03/21  Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)	Structural drawings were prepared by the structural engineer and submitted to the Certifier. Satisfaction was evidenced through granting of CC1.	NT	Ongoing	All	Applies to all stages
<b>External Walls and Cladding</b>							
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)	Cladding is not applicable to stage 1 / CC1. Refer response to CoC B34.	NT	Ongoing	All	Applies to all stages
<b>Applicability of Guidelines</b>							
A19	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.	Refer to evidence in CoCs B12 – B17	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	C	Ongoing	All	Applies to all stages
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 26/05/21	The Project states that there have been no directions from the Secretary.	NT	Ongoing	All	Applies to all stages
<b>Monitoring and Environmental Audits</b>							
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.  This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Part 9, Div 9.4 of the EPAA  Evidence referred to elsewhere in this Audit Table.  Asbestos air monitoring report, 25/01/21, EnviroScience solutions  Young High School Noise Monitoring Register, 210609  Protech QM159 Noise Sound Level Meter	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.  The asbestos air monitoring report identifies the relevant standard applied.  This Audit has been conducted in accordance with ISO19011 and the Department’s Independent Audit Post Approval Requirements.  <b>Observation: Attended noise monitoring has occurred, however the records do not clearly demonstrate that the monitoring was conducted in</b>	C	Ongoing	All	Applies to all stages

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		Calibration Certificate, 09/02/21. This audit	<b>accordance with AS1055 (or any other relevant standard).</b>				
<b>Access to Information</b>							
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  (a) make the following information and documents (as they are obtained or approved) publicly available on its website:  (i) the documents referred to in condition A2 of this consent;  (ii) all current statutory approvals for the development;  (iii) all approved strategies, plans and programs required under the conditions of this consent;  (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;  (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;  (vi) a summary of the current stage and progress of the development;  (vii) contact details to enquire about the development or to make a complaint;  (viii) a complaints register, updated monthly;  (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;  (x) any other matter required by the Planning Secretary; and  (b) keep such information up to date, to the satisfaction of the Planning Secretary.	<a href="https://www.schoolinfrastucture.nsw.gov.au/projects/y/young-library.html#category-reports">https://www.schoolinfrastucture.nsw.gov.au/projects/y/young-library.html#category-reports</a>  <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/y/young-library.html#category-project-updates">https://www.schoolinfrastucture.nsw.gov.au/projects/y/young-library.html#category-project-updates</a>	The project website is active, and it contains the items listed in (a)(i), (ii), (iii), (vi), (viii)  There are no public reporting arrangements within the consent or the CEMP and sub-plans. Therefore items (a)(iv),(v) are not presented. That being said, Compliance reporting is being published in accordance with the 2018 Compliance reporting PAR and CoC B28 and B30.  This is the first audit, therefore (a)(ix) is not presented.  The auditees advise that there have been no directions from the Secretary.  The information appears to be current.	C	48 hrs prior to construction and ongoing	All	Applies to all stages
<b>Compliance</b>							
A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Site specific induction (no date)  Hammertech induction register current to 26/05/21  Summary subcontract (electrical subcontract)	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed.  Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works.	C	Ongoing	All	Applies to all stages
<b>Incident Notification, Reporting and Response</b>							



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
A24	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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.	Joss sharepoint incident register, current to 25/05/21  Letter SINSW to DPIE 23/02/21  DPIE post approval lodgement record, 24/02/21	No incidents as defined by the consent have occurred during the audit period.  1 x person rolled their ankle on 22/02/21. This was voluntarily notified to the Department on 24/02/21	NT	Ongoing	All	Applies to all stages
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	As above	As above	NT	Ongoing	All	Applies to all stages
<b>Non-Compliance Notification</b>							
A26	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Interview with auditees 26/05/21	No non-compliances have been identified by the Project to date.	NT	Ongoing	All	Applies to all stages
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	As above	As above	NT	Ongoing	All	Applies to all stages
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	As above	As above	NT	Ongoing	All	Applies to all stages
<b>Revision of Strategies, Plans and Programs</b>							
A29	Within three months of:  (a) the submission of a compliance report under condition B32; (b) the submission of an incident report under condition A29; (c) the submission of an Independent Audit under condition C39; (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 Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview auditees 26/05/21  Modification 1, 23/12/20  Email, SINSW to DPIE, 31/03/21  Email GHD to Certifier, 31/03/21  Pre-construction Compliance Report, Joss, 30/04/21  Email DPIE to SINSW, 11/05/21  Email, SINSW to GHD, 03/05/21	Compliance Report  There have been no notifiable incidents.  Modification 1 was approved 23/12/20  The Pre-construction compliance report was prepared and submitted to the Department on 03/05/21. The Department did not raise any issues with its content.  <b>Non-compliance: A review was notified 7 days after the three month trigger of Modification 1.</b>	NC	Ongoing	All	Applies to all stages
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning	Interview with auditees 26/05/21	Refer above. The review identified that no updates were required.	NT	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	Secretary and / or Certifier for approval and / or information (where relevant) 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>						
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>							
<b>Notification of Commencement</b>							
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	DPIE post approval portal lodgement 23/04/21 Letter SINSW to DPIE 23/04/21	The notified date of commencement of construction was 05/05/21. Construction commenced on that day.	C	All	1, 2, 3	Applies to all stages
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees 26/05/21	Only stage 1 has commenced that this has been notified.	NT	48 hrs prior to commencement of each stage	All	Applies to all stages
<b>Certified Drawings</b>							
B3	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 this development consent.	Email Certifier to Joss, 08/04/21 Structural certification Block EE, Northrop 26/03/21 Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)	Structural drawings were prepared by the structural engineer and submitted to the Certifier. Satisfaction was evidenced through granting of CC1.	C	Prior to commencement of each stage	1, 2, 3	Structural drawings will be submitted separately for each stage, prior to commencement of that stage, if applicable
<b>External Walls and Cladding</b>							
B4	Prior to the commencement of construction, the Applicant must provide the Certifier 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. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	This condition was staged to stage 2.	NT	Prior to commencement of stage 2	2	External walls and cladding are only proposed within Stage 2 works. Therefore, Stage 1 can commence prior to satisfaction of this condition. No external walls and cladding proposed in either Stage 1 or Stage 3.
<b>Protection of Public Infrastructure</b>							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
B5	<p>Prior to 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 Planning Secretary, Certifier and Council.</p>	<p>Dilapidation, November 20, Joss, and revised 20/05/21</p> <p>DPIE post approval lodgement 10/12/20</p> <p>Email Joss to Hilltops 09/12/20 Email GHD to Certifier, 08/12/20</p> <p>Letter SINSW and Council, (co-signed), 18/03/21</p> <p>Email Joss to Council and Certifier, 21/05/21</p> <p>DPIE post approval lodgement 25/05/21</p>	<p>A dilapidation report was prepared in consultation with Council (no other service providers are affected). Council requested the report be updated to capture some Council work on Caple Street. This was completed.</p> <p>The original and revised dilapidation report was submitted to Council, Certifier and the Department prior to</p>	C	Prior to commencement of construction	1	Must be completed prior to any construction commencing and will cover all stages of construction
<b>Pre-Construction Dilapidation Report</b>							
B6	<p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, the Heritage Council and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.</p>	<p>As above</p> <p>Email SINSW to Heritage Council, 16/04/21</p>	<p>The initial dilapidation report was submitted to Heritage NSW on 16/04/21. The revised report is yet to be submitted.</p>	C	Condition satisfied - letter approved by Certifying Authority 22 February 2021		
<b>Unexpected Contamination Procedure</b>							
B7	<p>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 B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Project Environmental Management Plan 7/4/21</p> <p>Appendix G</p>	<p><b>Non-compliance: The unexpected finds procedure does not include the requirement whereby, any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</b></p>	NC	Prior to commencement of stage 2	2	Must be completed prior to any earthworks commencing. No earthworks proposed in Stage 1. Will cover Stage 3 works also.
<b>Community Communication Strategy</b>							
B8	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must 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.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p>	<p>Community Communication Strategy, 9/12/20 prepared by SINSW (CCS)</p> <p>DPIE post approval portal lodgement 23/12/20</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-</a></p>	<p>The CCS was prepared, and it addresses requirements a-e of this condition. Evidence available on the website and accompanying each of the management plans (bar CoC B15) demonstrates that it is being implemented.</p>	C	Condition satisfied. Strategy issued to DPIE on 23/12/20		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	<a href="#">library.html#category-reports</a>					
<b>Ecologically Sustainable Development</b>							
B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Letter DPIE to SINSW, 23/12/20 (extension)</p> <p>Letter DPIE to SINSW, 20/01/21 (approval)</p>	An extension for approval of the alternative scheme was provided to 01/02/21. Approval for the alternative scheme was granted on 20/01/21.	C	Condition satisfied 20 February 2021		
<b>Outdoor Lighting</b>							
B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21</p> <p>Letter DPIE to SINSW, 23/04/21</p>	This condition was staged to stage 2.	NT	Prior to stage 2	2	Will be completed prior to Stage 2 and will apply to Stage 3 also. No outdoor lighting is proposed in Stage 1. All outdoor lighting falls under Stage 2 and Stage 3 works.
<b>Demolition</b>							
B11	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 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 Certifier and Planning Secretary.	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21</p> <p>Letter DPIE to SINSW, 23/04/21 Statement of Compliance, Byrne Demolitions (ADD2066836), 11/02/21</p>	<p>This condition was staged to stage 2.</p> <p>A site specific Safety Plan identifies the process to be followed. It is supported by a Compliance Statement from the licensed demolition contractor that the plan complies with AS2601.</p> <p>DPIE and the Certifier acknowledged receipt.</p>	C	Prior to construction of Stage 2	2	<p>Condition B11 relates to demolition of entire buildings/structures Since no complete demolition is proposed in Stage 1, condition</p> <p>B11 is not required to be satisfied prior to</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Site Specific Safety Plan, Byrne Demolitions, 11/02/21 Email DPIE to SINSW, 31/03/21 Email Certifier to Joss, 14/04/21					Stage 1. No demolition of structures is proposed in Stage 3 either.
<b>Environmental Management Plan Requirements</b>							
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> <li>(b) details of:               <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(d) a program to monitor and report on the:               <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development;</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>(g) a protocol for managing and reporting any:               <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> </li> <li>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</li> </ul> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	Project Environmental Management Plan 7/4/21 (CEMP) Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP) Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics Construction Waste Management Plan Young High School 7/1/2021 (CWMSP) Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)	The CEMP suite of documents (incorporating each of the sub-plans listed in CoC B14 – B17), address items a – h of this condition.  <b>Observation: Specific performance indicators (CoC B12(b)(iii) are presented in Section 4.4 of the CEMP. These are generally adequate despite being described at high level. Joss commit to reporting on its environmental performance to the client verbally at the Project Meetings and/or in a Monthly Report. It is the Auditors view that verbal reporting is not adequate.</b>	C	Prior to construction	All	Must be completed prior to any construction commencing and will cover all stages of construction.
<b>Construction Environmental Management Plan</b>							
B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	Project Environmental Management Plan 7/4/21 (CEMP)	The CEMP was prepared, and it addresses requirements a-g of this	C	Prior to construction	All	Must be completed prior to any construction



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(a) details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> </ul> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics</p> <p>Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)</p> <p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p>	<p>condition with the exception of the below.</p> <p><b>Observation: Whilst measures to prevent groundwater contamination (control of surface waters, handling of liquids, spill response) are included at a high level, there is no discussion on the management of groundwater/ subsurface waters. The Auditor notes that the Preliminary Contamination Investigation and the Preliminary Geotechnical Site Investigation Report in the EIS identify standing water at 3.3m bgl, but no water present in bores drilled to 3m. The Auditor is not aware of the depth of the piles being installed for the buildings, nor whether groundwater will be encountered.</b></p>				commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B14	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and TfNSW;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</li> <li>(d) detail heavy vehicle routes, access and parking arrangements.</li> </ul>	<p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Letter, SINSW to Council, 18/03/21</p> <p>Consultation form showing chain of consultation with TfNSW, 04/03/21 – 23/03/21</p>	<p>The CTPMSP was prepared, and it addresses items a-d of this condition.</p>	C	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B15	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> </ul>	<p>Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics</p>	<p>The CNVMSP was prepared, and it addresses items a-c and f-g of this condition.</p> <p><b>Non-compliance: There is no evidence to demonstrate that consultation with the community has occurred to develop strategies for managing high noise generating works.</b></p>	NC	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d).</p>						entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B16	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)	The CWMSP was prepared, and it addresses most of items a-b of this condition.	C	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B17	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity;</p> <p>(b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development;</p> <p>(c) provide a methodology for the salvage excavation program for the Hilltops Aboriginal Artefact site;</p> <p>(d) describe how additional areas will be assessed if works are to occur in areas identified as requiring further investigation;</p> <p>(e) outline the long-term management for Aboriginal objects retrieved as part of archaeological investigations; and</p> <p>(f) describe the measures to protect the Reconciliation Tree in perpetuity;</p>	<p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p> <p>Email DPIE to SINSW, 05/05/21</p>	The ACHMSP was prepared in accordance with requirements a-f of this condition. The ACHMSP was approved by the Department on 05/05/21.	C	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B18	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>Site specific induction (no date)</p> <p>Email Joss to subcontractors 26/05/21</p>	The induction includes a driver code of conduct. This was distributed to the drivers on 26/05/21	C	Condition Satisfied and to be enforced during construction.		



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<b>Soil and Water</b>							
B19	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site inspection 26/05/21	Ground disturbance at this time is negligible. Drains are protected. The haul road is stabilized and the access point is sealed.	C	Prior to construction	All	Must be completed prior to any construction commencing
B20	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifying Authority. The system must: <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be designed in consultation with and to the satisfaction of Council;</li> <li>(c) be generally in accordance with the conceptual design in the EIS;</li> <li>(d) be in accordance with applicable Australian Standards;</li> <li>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</li> <li>(f) divert existing clean surface water around operational areas of the site; and</li> <li>(g) include details of all on-site retention/detention and water quality treatment systems are to be individually signposted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual.</li> </ul>	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21  Letter DPIE to SINSW, 23/04/21	This condition was staged to stage 2.	NT	Stage 2	All	Must be completed prior to any construction commencing
<b>Construction Parking</b>							
B21	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 26/05/21  Construction Worker Transport Strategy, 09/03/21, Joss	The Construction Worker Transportation Strategy identifies parking on site. Space available is sufficient for the current works.  The Auditor notes that he went to park on the street and was directed by the Project to inside the site.	C	Condition satisfied 9 March 2021 - will cover all stages of works		
<b>Archaeological Salvage – Historic Archaeology</b>							
B22	Prior to the commencement of construction, historical archaeological investigations must be undertaken by a suitably qualified and experienced historical archaeologist in accordance with: <ul style="list-style-type: none"> <li>(a) Heritage Council's Excavation Director Criteria for the excavation of State significant historical archaeological sites; and</li> <li>(b) the Excavation Methodology in section 8 of the Historical Archaeological Assessment &amp; Research Design Report, prepared by GML at Appendix J of the EIS.</li> </ul>	Site inspection 26/05/21  CV, Beck Parkes, Lantern Heritage  Young High School Community Facility Preliminary Archaeological Salvage Report, Lantern Heritage 12/04/21	Beck Parkes was nominated as the Excavation Director. Beck satisfies the criteria.  Archaeological investigations commenced prior to construction in accordance with the excavation methodology. The Staging report enabled commencement of construction of Block EE prior to its completion.	C	Prior to Stage 2 works	2	Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
B23	During the excavation works required by condition B22 should archaeological deposits and substantially intact evidence be found, notification under section 146 of the Heritage Act 1977 is required and a design review process must be undertaken with the Heritage Council to achieve the best outcomes for managing State significant archaeology at the site.	Section 146 application, 23/04/21 Letter SINSW to Heritage NSW, 23/04/21 Young High School Community Facility Preliminary Archaeological Salvage Report, Lantern Heritage 12/04/21	On 23/04/21 SINSW notified Heritage NSW of a discovery of an archaeological relic.  The application is currently under assessment by Heritage NSW	C	Prior to commencement of Stage 2 works	2	Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.
<b>Landscaping</b>							
B24	Prior to the commencement of landscape works, the Applicant must prepare a revised Landscape Plan to detail and manage the revegetation and landscaping works on-site, and provide a copy to the Planning Secretary. The plan must:  (a) be prepared in consultation with the Heritage Council;  (b) ensure that there is an appropriate relationship between the courthouse forecourt and landscape design considering both the Aboriginal and European heritage of the site;  (c) ensure appropriate consideration of the moderate to high archaeological potential of the area to the north and east of the Courthouse is achieved;  (d) detail the number, location, species, maturity and height at maturity of plants to be planted on-site; and  (e) include species (trees, shrubs and groundcovers) indigenous to the local area.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	This condition was staged to stage 3.	NT	Prior to commencement of Stage 3	3	All landscaping works are contained within Stage 3.
<b>Operational Car Parking and Service Vehicle Layout</b>							
B25	Prior to the commencement of construction, plans demonstrating compliance with the following requirements must be submitted to the Certifying Authority:  (a) a minimum of 32 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6 to be provided in the Carrington Park carpark;  (b) the swept path of the longest construction or service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and  (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	This condition was staged to stage 3.	NT	Prior to commencement of Stage 3	3	All works relating to the car park are contained within Stage 3.
<b>Public Domain Works</b>							
B26	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.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21	This condition was staged to stage 3.	NT	Prior to commencement of footpath or public domain works.	3	Stage 1 comprises only internal refurbishment works to Block EE. All footpath and Public

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Letter DPIE to SINSW, 23/04/21					Domain Works are contained within Stage 3
<b>Compliance Reporting</b>							
B27	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 Planning Secretary and the Certifying Authority.	Compliance Reporting and Monitoring Program, 13/04/21, Joss Email DPIE to SINSW, 27/04/21	A Compliance Monitoring and reporting program was prepared and submitted prior to construction. The Department confirmed its adequacy.	C	At least 2 weeks prior to commencement of construction	1	Must be satisfied prior to any works commencing on site and will cover all stages
B28	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Pre-construction Compliance Report, Joss, 30/04/21 Email DPIE to SINSW, 11/05/21	The Pre-construction compliance report was prepared and submitted to the Department on 03/05/21. The Department did not raise any issues with its content.	C	Ongoing	All	Applies to all stages
B29	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	Email, SINSW to GHD, 03/05/21 Email, GHD to Certifier 04/05/21	The Pre-construction compliance report was prepared and submitted to the Department on 03/05/21	C	Ongoing	All	Applies to all stages
B30	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Email, GHD to Certifier 04/05/21 Email DPIE to SINSW, 11/05/21	The Preconstruction compliance report was submitted to the Certifier 04/05/21. Notification of publication was provided at this time.  The Pre-construction compliance report was prepared and submitted to the Department on 03/05/21. Notification of publication was provided at this time.  The Program and the Pre-construction Compliance Report are available on the website.	C	Ongoing	All	Applies to all stages
B31	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Site inspection 26/05/21	The Project is in construction	NT	Operational	1, 4	Applies to operation
<b>Heritage Interpretation Strategy</b>							
B32	Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Strategy to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The Strategy must:  (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21	This condition was staged to stage 2.	NT	Prior to commencement of stage 2	2	Stage 1 works comprise internal refurbishment and occupation of Block EE and do not relate to

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	(b) incorporate relevant history and significance of the site including the Lambing Flat AntiChinese Riots, recognition of key buildings and landscape features; and (c) establish the key elements relevant to guiding the detailed Heritage Interpretation Plan, consistent with the NSW history syllabus.	Letter DPIE to SINSW, 23/04/21					any interpretative elements. All interpretative elements relate to the detailed design of Block NN and the landscape design. Therefore the HIS is not required to be finalised until commencement of Stage 2 since all interpretative elements relate to Stage 2/3/4 elements.
<b>Heritage Interpretation Plan</b>							
B33	Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must: <del>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;</del> <del>(b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines;</del> <del>(c) outline key results from the historical and Aboriginal archaeological investigations;</del> <del>(d) include provision for naming elements within the development that acknowledges the site's heritage; and</del> <del>(e) incorporates interpretive information into the site.(MOD-1)</del>						
<b>Design Refinement</b>							
B34	Prior to the commencement of construction <b>of the façade elements</b> of the new Library, the design of the façade of the new Library building must be refined to reduce the visual impact of the historic Court House through a review of materials selections and colours in consultation with the Heritage Council. The final design plans for the development must incorporate any comments received from the Heritage Council and be submitted to the Planning Secretary for information. (MOD-1)	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 01/04/21 Letter DPIE to SINSW, 23/04/21	This condition was staged to stage 2.	NT	Prior to the commencement of construction of façade elements of the new library (Block NN)	2	Construction of Block NN is contained in Stage 2.
<b>PART C DURING CONSTRUCTION</b>							
<b>Site Notice</b>							
C1	A site notice(s):	Site inspection 26/05/21	The site notice was observed at the main entrance. The site notice identifies the content required by this condition and is in the form	C	Ongoing	1, 2, 3	Applies to all construction stages (1, 2, 3). Sign installed

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	<p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>		and position as required by this condition.				already. No construction works are proposed in Stage 4.
<b>Operation of Plant and Equipment</b>							
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Joss Plant Register current to 25/05/21</p> <p>Joss plant stickers (on plant)</p> <p>Mobile plant minimum requirements checklist, FR113</p> <p>Project induction files (hard copies)</p> <p>Joss EWP training requirement standard.</p>	<p>The mobile plant minimum requirements checklist includes a checklist of all mechanical and electrical etc, as well as maintenance logs and plant risk assessments (if reqd). service history is added to the plant register and plant stickers. This enables regular inspections and comparisons to plant logs.</p> <p>Operator verification of competencies are captured during the induction and are monitored on site.</p>	C	Ongoing	All	Applies to all stages
<b>Demolition</b>							
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	<p>Statement of Compliance, Byrne Demolitions (ADD2066836), 11/02/21</p> <p>Site Specific Safety Plan, Byrne Demolitions, 11/02/21</p>	A site specific Safety Plan identifies the process to be followed. It is supported by a Compliance Statement from the licensed demolition contractor that the plan complies with AS2601.	C	Ongoing	All	Applies to all stages
<b>Construction Hours</b>							
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site specific induction (no date)</p> <p>Hammertech induction register current to 26/05/21</p> <p>Summary subcontract (electrical subcontract)</p>	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk	C	Ongoing	All	Applies to all stages



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
			<p>matters that needs to be completed.</p> <p>Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works.</p>				
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	Interviews with auditees 26/05/21	No works have occurred out of standard hours.	NT	Ongoing	All	Applies to all stages
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interviews with auditees 26/05/21	No works have occurred out of standard hours.	NT	Ongoing	All	Applies to all stages
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<p>Site specific induction (no date)</p> <p>Hammertech induction register current to 26/05/21</p> <p>Summary subcontract (electrical subcontract)</p>	<p>The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed.</p> <p>Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works.</p>	C	Ongoing	All	Applies to all stages
<b>Implementation of Management Plans</b>							
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	<p>Hammertech inspection register (~8 records)</p> <p>Hammertech inspection form FR194</p> <p>Hammer inspection form FR83</p>	<p>Inspections are carried out at regular intervals as per the CEMP. The inspections identify key items including environmental risks and controls (noise, soils, waters, tree protection, SWMS, traffic). Deficiencies are identified, rectified and recorded. No issues.</p>	C	Ongoing	All	Applies to all stages
<b>Construction Traffic</b>							
C9	All construction 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 or an approved on-street work zone before stopping.	Site inspection 26/05/21	The Construction Worker Transportation Strategy identifies parking on site. Space available is sufficient for the current works.	C	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Construction Worker Transport Strategy, 09/03/21, Joss	The Auditor notes that he went to park on the street and was directed by the Project to inside the site.				
<b>Hoarding Requirements</b>							
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	Site inspection 26/05/21	There was no graffiti or advertising observed.  It is understood that graffiti was marked but this was removed prior to the inspection.	C	Ongoing	All	Applies to all stages
<b>No Obstruction of Public Way</b>							
C11	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.	Site inspection 26/05/21	There were no obstructions observed.	C	Ongoing	All	Applies to all stages
<b>Construction Noise Limits</b>							
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site specific induction (no date) Hammertech induction register current to 26/05/21 Summary subcontract (electrical subcontract) Site inspection 26/05/21	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, hours of work (normal and for high noise activities). The induction includes questionnaires on certain high risk matters that needs to be completed.  Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works.  The digger observed working did not have its reverse beacon operating to reduce noise.  <b>Non-compliance: The CNVMSP requires localized barriers and site hoarding to be installed. No local noise barriers have been installed, despite a small amount of light hammering occurring. No hoarding of the site boundary is in place.</b>	NC	Ongoing	All	Applies to all stages
C13	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 C4.	Site specific induction (no date) Hammertech induction register current to 26/05/21	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, hours of work	C	Ongoing	All	Applies to all stages



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Summary subcontract (electrical subcontract)	(normal and for high noise activities), driver code of conduct.  questionnaires on certain high risk matters that needs to be completed.  Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured				
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Interview with auditees 26/05/21  Site inspection 26/05/21	Only 1 excavator was operating on the day of the inspection and the reverse beacon was switch off. The auditees advise that due to the regional location of the project, sourcing subcontractors that have quackers fitted as standard is challenging and may not be practicable.	C	Ongoing	All	Applies to all stages
<b>Vibration Criteria</b>							
C15	Vibration caused by construction at any residence or structure outside the site must be limited to:  (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and  (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 26/05/21	There are no vibration intensive works present on site as yet.	C	Ongoing	All	Applies to all stages
C16	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 C15.	Site inspection 26/05/21	The nearest receiver is approximately 40m from the external boundary. There are no vibration intensive works present on site as yet.	NT	Ongoing	All	Applies to all stages
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics	The CNVMSP does not establish other criteria or processes.	NT	Ongoing	All	Applies to all stages
<b>Tree Protection</b>							
C18	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 immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Site inspection 26/05/21  Interview with auditees 26/05/21	No street trees have been trimmed or removed.  The site is fenced.  No works are extending beyond the fence line.  The Reconciliation Tree is external to the site.	C	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(c) all trees on the site that are not approved for removal must be suitably protected during construction;</p> <p>(d) the Reconciliation Tree must be protected in accordance with the ACHMSP.</p> <p>(e) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>		There have been no works required within the Tree Protection Zones on site as yet.				
<b>Air Quality</b>							
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 26/05/21</p> <p>Site photos 02/02/21</p> <p>Email, SINSW to GHD, 09/06/21</p>	<p>Ground disturbance works are limited.</p> <p>Water connection points are installed.</p> <p>Rock has been placed on the internal haul road.</p> <p>The potential for dust on site is negligible.</p> <p><b>Observation: Site fencing is not fitted with shade cloth (which can reduce dust). This decision was made by Joss, SINSW and the existing school to manage the risk of the fence falling in high wind, following an event where fence was blown over during the night time period on 02/02/21 (no one was on site at the time of the event).</b></p>	C	Ongoing	All	Applies to all stages
C20	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection 26/05/21</p> <p>Site photos 02/02/21</p>	<p>Ground disturbance works are limited.</p> <p>There has been no spoil haulage to date.</p> <p>The internal haul road is stabilized with rock and the access way is sealed.</p> <p>No material tracking is observed.</p> <p>There is no opportunity for land stabilization as construction is in its infancy.</p>	C	Ongoing	All	Applies to all stages
<b>Erosion and Sediment Control</b>							
C21	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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing	Site inspection 26/05/21	Ground disturbance works are limited. Drains are protected. The haul road is stabilized and the access point is sealed.	C	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.						
<b>Imported Soil</b>							
C23	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 Certifier upon request.	Interview with auditees 26/05/21 VENM statements x 2, Tegra, 01/06/21	There was a small amount of gravel has been brought on site by the plumber for trenching backfill. This has been supported with VENM statements for the quarried material.	C	Ongoing	All	Applies to all stages
<b>Disposal of Seepage and Stormwater</b>							
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site inspection 26/05/21 Interview with auditees 26/05/21	The site is such that stormwater is not being collected. No pumping required to date.	NT	Ongoing	All	Applies to all stages
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>							
C24	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 EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with auditees 26/05/21	No unexpected finds to date.	NT	Ongoing	All	Applies to all stages
<b>Unexpected Finds Protocol – Historic Heritage</b>							
C25	If any unexpected archaeological relics (including but not limited to prisoner transfer tunnels or similar / associated features) are uncovered during the work, then all works must cease immediately in that area and the Heritage Council 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 the Heritage Council.	Section 146 application, 23/04/21 Letter SINSW to Heritage NSW, 23/04/21 Young High School Community Facility Preliminary Archaeological Salvage Report, Lantern Heritage 12/04/21	On 23/04/21 SINSW notified Heritage NSW of a discovery of an archaeological relic during historical arch investigations and salvage.  The application is currently under assessment by Heritage NSW	C	Ongoing	All	Applies to all stages
<b>Waste Storage and Processing</b>							
C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 26/05/21	All waste on site is held securely in skips. No waste was observed out of designated areas or beyond the site.	C	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
C27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Young High School Waste Register current to 29/04/21, Joss  Asbestos Identification Report, EnviroSciences, 12/01/21  Asbestos Clearance Report, EnviroScience, 25/01/21  Young High School Hazardous Materials Waste Register.	General building and demolition waste, topsoil, asbestos waste and grease trap waste had been removed from site to date. These materials are pre-classified as General Solid Waste, Special Waste, Liquid Waste respectively under the Waste Classification Guidelines.  The hazardous materials waste register identifies each truck, load wight, times, and receiving facility tip docket number.	C	Ongoing	All	Applies to all stages
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 26/05/21	There is concrete waste and rinse water generated to date	NT	Ongoing	All	Applies to all stages
C29	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Young High School Waste Register current to 29/04/21, Joss  Hilltop Council Tip Dockets (numerous)  Bald Hill Quarry Tip Dockets and invoice (numerous)  Todd Spackman invoice, 02/02/21  Bald Hill EPL 2552	The Waste Register identifies the quantities and types of materials disposed of. Refer CoC C27.  Topsoil was directed to Hilltops Council Landfill.  Asbestos is directed to Bald Hill, which is licenced to receive that waste.  Liquid waste was directed to Hilltop Council septic ponds.	C	Ongoing	All	Applies to all stages
C30	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes standards and guidelines.	Asbestos Work Procedure, Joss, 14/01/21  Asbestos removal licences Byrne Demolitions  Safework asbestos removal notification, 14/01/21  Asbestos Clearance Report, EnviroScience, 25/01/21  SINSW works notification 14/01/21	The Asbestos Work Procedure identifies all aspects relevant to the appropriate control of the works including licencing, monitoring, clearance, an asbestos removal control plan, SWMS and the like.  The removal works were notified to the surrounding neighbours prior to works.  Monitoring completed during the works identifies the relevant standard followed and results. All results were acceptable, and a clearance report issued.	C	Ongoing	All	Applies to all stages
Outdoor Lighting							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
C31	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection 26/05/21  Interview with auditees 26/05/21	There is no external lighting. Office lights are switched off at night.	C	Ongoing	All	Applies to all stages
<b>Independent Environmental Audit</b>							
C32	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.	Letter DPIE to SINSW, 23/04/21	WolfPeak were approved by the Department prior to preparing the audit program or the audit.	C	Prior to preparation of independent audit program or commencement of independent audit.	All	Applies to all stages
C33	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018), as amended by condition C34, must be submitted to the Planning Secretary and the Certifier.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21  Email GHD to Certifier, 28/04/21  DPIE post approval portal lodgement 28/04/21	The audit program was prepared and submitted to the relevant parties prior to construction.	C	Prior to commencement of construction	1	Must be completed prior to works commencing.
C34	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:  (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and  (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21	The frequencies stated are included in the program and are being implemented.	C	Ongoing	All	Applies to all stages
C35	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 four weeks notice to the applicant of the date upon which the audit must be commenced.	Interview with auditees 26/05/21	It is understood that no alternative frequencies have been requested.	NT	Ongoing	All	Applies to all stages
C36	Independent Audits of the development must be carried out in accordance with:  (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C33 of this consent; and  (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	This Audit	The Audit has been conducted in accordance with the IAPAR and the audit program.	C	Ongoing	All	Applies to all stages
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:  (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent;  (b) submit the response to the Planning Secretary and the Certifier; and	-	These tasks occur following finalization of the audit	NT	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.						
C38	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Program, unless otherwise agreed by the Planning Secretary.	-	These tasks occur following finalization of the audit.	NT	Ongoing	All	Applies to all stages
C39	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance	-	The project is in construction.	NT	Ongoing	All	Applies to all stages
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION -</b>							
<b>Notification of Occupation</b>							
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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.				Prior to occupation of Stage 1 and Stage 4	1, 4	Occupation is only proposed in Stage 1 and Stage 4. Stages 2 and 3 only contain construction
<b>External Walls and Cladding</b>							
D2	Prior to commencement of operation, the Applicant must provide the Certifier 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.				Prior to stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.				Prior to stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>Post-construction Dilapidation Report</b>							
D4	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>c) to be forwarded to Council.</li> </ul>				Prior to stage 4	4	Required prior to Stage 4. The postconstruction dilapidation report needs to be carried out after ALL works are complete, otherwise there would be opportunity for further damage to occur during further construction activities. Therefore the dilapidation report will be completed after occupation of Stage 4 and will cover works in all stages (1, 2, 3).
<b>Protection of Public Infrastructure</b>							
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i></p>				Ongoing	All	Applies to all stages
<b>Utilities and Services</b>							
D6	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority</p>				Prior to stage 4	4	No new water connections proposed in Stage 1. Stage 2 and 3 do not include occupation/operation. Required for Stage 4 which relates to occupation of the new library and other components.



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>Roadworks and Access</b>							
D7	Prior to the commencement of operation, the Applicant must prepare a final list of mitigation measures to address the existing road safety issues identified in the Road Safety Audit in the EIS to be reviewed by the Local Traffic Advisory Committee. In preparing the final list of mitigation measures, the Applicant is to give specific consideration to construction of pedestrian crossing in Ripon Street to the satisfaction of Council and TfNSW(RMS).				Prior to stage 4	4	The road safety measures relate primarily the Block NN. Block NN will be occupied in Stage 4. Therefore not relevant for Stages 1-3
<b>Works as Executed Plans</b>							
D8	Prior to the commencement of operation, 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.				Prior to stage 4	4	Required prior to Stage 4. Stage 1 works are internal and do not include any stormwater works. No occupation is proposed in Stage 2 and 3. Therefore only relevant to Stage 4.
<b>Green Travel Plan</b>							
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW(RMS) based on the draft Green Travel Plan in the EIS;</li> <li>(b) include the formation of a working party to facilitate transport outcomes and advocate for a public transport service to connect the town centre and other services to the library;</li> <li>(c) 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;</li> <li>(d) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>(f) 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 users of the development.</li> </ul>				Prior to stage 4	4	Stage 1 does not relate to the new library building. The GTP relates primarily to the new library building which includes EOT, as well as access for school students/teachers and the public. Stage 2 and 3 do not include operation. Therefore, the GTP is relevant to Stage 4 (when the library will be occupied).

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>Car Parking Arrangements</b>							
D10	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary that demonstrates that construction works associated with the proposed expansion of Carrington Park carpark as proposed under condition B25 have been completed and that the expanded car parking facility is operational.				Prior to stage 4	4	Required prior to occupation in Stage 4. Car Park is to be used for construction access so cannot be completed any earlier.
<b>Road Damage</b>							
D11	Prior to the commencement of operation, 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 must be met in full by the Applicant.				Prior to stage 4	4	Required prior to Stage 4, which is the final occupation stage. Cannot be satisfied any earlier since there would still be potential for damages to be incurred during construction.
<b>Fire Safety Certification</b>							
D12	Prior to commencement of 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.				Prior to occupation of Stage 1 and Stage 4	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3
<b>Structural Inspection Certificate</b>							
D13	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>				Prior to occupation of Stage 1 and Stage 4	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3
<b>Stormwater Quality Management Plan</b>							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
D14	<p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>				Prior to stage 4	4	The works to which the OMP would relate will be occupied in Stage 4 and therefore the OMP is required prior to Stage 4 and not earlier. OMP does not relate to Stage 1 internal refurbishment works.
<b>Warm Water Systems and Cooling Systems</b>							
D15	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				Ongoing	All	Applies to all stages
<b>Outdoor Lighting</b>							
D16	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>				Prior to stage 4	4	Lighting will be constructed in Stage 2 and Stage 3 - which will both be occupied in Stage 4. No outdoor lighting proposed in Stage 1.
<b>Archaeological Salvage – Historic Archaeology</b>							
D17	The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with condition B22. An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage Council and Council.				Within 12 months of completion of salvage	NA	NA
<b>Signage</b>							
D18	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.				Prior to stage 4	4	Required prior to occupation of Stage 2 and 3 works (i.e. Stage 4) in which wayfinding signage is required. No

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
							wayfinding signage to be installed during Stage 1.
D19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.				Prior to stage 4	4	No wayfinding signage to be installed during Stage 1. Stage 2 and 3 do not include occupation.
<b>Landscaping</b>							
D20	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Planning Secretary. The plan must:  (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and  (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 in the EIS.				Prior to stage 4	4	All landscape works will be occupied in Stage 4
D21	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Planning Secretary.				Prior to stage 4	4	All landscape works will be occupied in Stage 4
<b>Heritage Interpretation Plan</b>							
D22	<b>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must:</b>  (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;  (b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines;  (c) outline key results from the historical and Aboriginal archaeological investigations;  (d) include provision for naming elements within the development that acknowledges the site's heritage; and  (e) incorporates interpretive information into the site. (MOD-1)				Prior to stage 4	4	Required prior to final occupation, which is Stage 4. Stage 1 includes occupation of Block EE which does not include any interpretative elements. No occupation proposed in Stage 2 or 3.
<b>PART E POST OCCUPATION</b>							
<b>Out of Hours Event Management Plan</b>							
E1	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:				All	All	Prior to first out of hours event of 100+ people

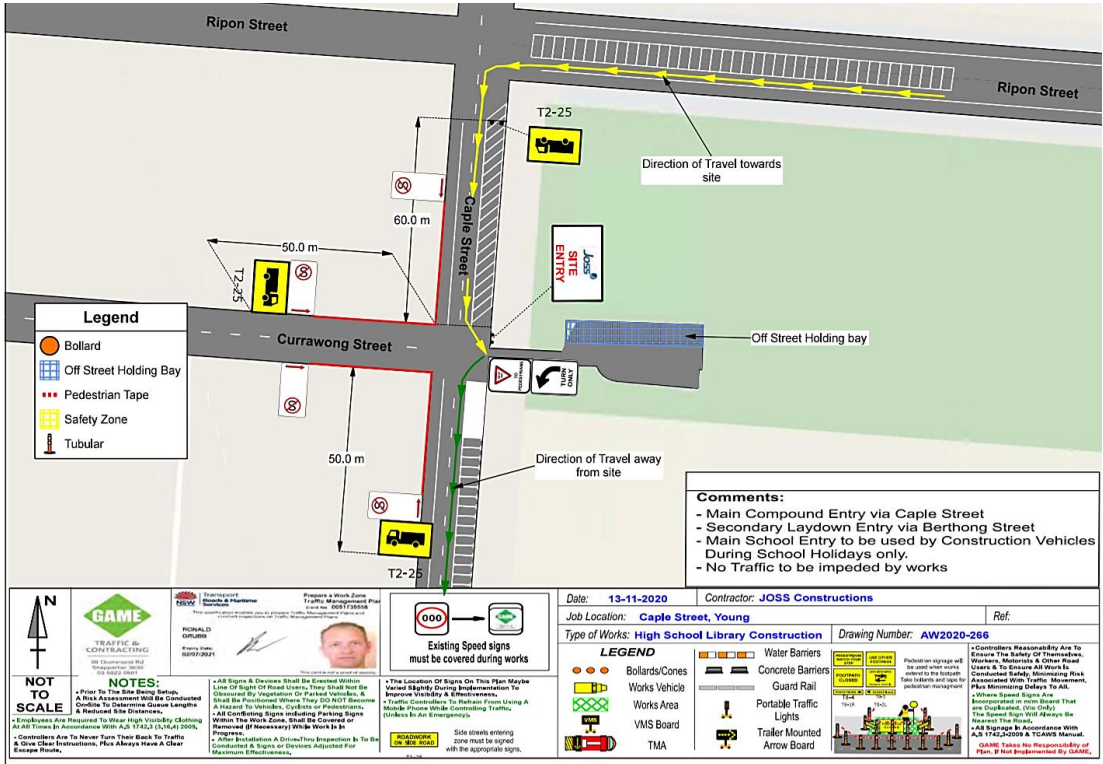
Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	(a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the facilities, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.						
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.				Operation	All	Applies to operation of all stages
<b>Operation of Plant and Equipment</b>							
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.				Operation	All	Applies to operation of all stages
<b>Warm Water Systems and Cooling Systems</b>							
E4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				Operation	All	Applies to operation of all stages
<b>Community Communication Strategy</b>							
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.				12 months from Stage 4	-	12 months from completion of Stage 4
<b>Heritage Interpretation Plan</b>							
E6	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B33.				Operation	All	Applies to operation of all stages
<b>Unobstructed Driveways and Parking Areas</b>							
E7	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.				Operation	All	Applies to operation of all stages
<b>Green Travel Plan</b>							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
E8	The Green Travel Plan required by condition D11 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.				Operation	All	Applies to operation of all stages
<b>Ecologically Sustainable Development</b>							
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.				Operation	All	Applies to operation of all stages
<b>Outdoor Lighting</b>							
E10	Notwithstanding condition D16, 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.				Operation	All	Applies to operation of all stages
<b>Landscaping</b>							
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D20 for the duration of occupation of the development.				Operation	All	Applies to operation of all stages

## **APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES**



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
<b>CEMP</b>				
Section 3.10	<p>Joss staff involved with the project shall be trained in the application of this Environmental Management Plan by the Systems Manager or HSEQ Coordinator and a record of the training shall be retained by the Contract Manager or as part of an audit report.</p> <p>Additional awareness training will be provided detailing the importance of Aboriginal, Heritage and Archaeological significance with the project.</p> <p>Subcontractors, at the time of their Site Induction, shall be advised of their responsibilities within the Environmental Management Plan and records of the Site Induction shall be retained with the Site Records.</p> <p>Ongoing refresher training will be implemented via toolbox talks and environment incident and emergency response training.</p>	<p>Site specific induction (no date)</p> <p>Hammertech induction register current to 26/05/21</p> <p>Summary subcontract (electrical subcontract)</p>	<p>The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage (Aboriginal, Heritage and Archaeological), unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed.</p> <p>Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works.</p>	C
Section 3.11	<p>Complaints shall be recorded and registered as Nonconformances as described in Section 3.8 of this Plan. Complaints related to Joss will be processed through Joss internal procedure PR33 Complaints Procedure . The formal complaints handling procedure can be found in Appendix F of CNVMSP (Appendix D CEMP)</p>	<p>Complaints register current to end of April 2021</p>	<p>No complaints have been received to date.</p>	NT
<b>CTPMSP</b>				
Section 4.3	<p>Worker parking will take place on the sporting oval accessed via Berthong Street. Young. On street parking shall remain available to general public.</p>	<p>Site inspection 26/05/21</p>	<p>Worker parking on the oval had yet to commence. All parking was 26/05/21</p>	C
Section 4.6	<p>The worksite and its immediate surroundings shall be suitably protected and free of hazards, which could result in tripping by non-motorized road users. Hazards, which cannot be removed, shall be suitably protected to prevent injury to road users, including those with sight impairment. Where level differences are significant, suitable barriers, which preclude pedestrian access shall be used.</p> <p>Where works extend beyond daylight hours and adjacent lighting is insufficient to illuminate hazards to non-motorized road users, appropriate temporary lighting shall be installed.</p> <p>There are pedestrian pathways within the work area, if required this path will be closed to pedestrians &amp; pedestrians re-directed to opposite side using existing crossing and walkways to cross the road safely. A traffic controller will be situated at these closure point to assist.</p>	<p>Site inspection 26/05/21</p> <p>Email, SINSW to GHD, 09/06/21</p>	<p>The worksite was free of hazards. To note Site fencing is not fitted with shade cloth (which can reduce dust). This decision was made by Joss, SINSW and the existing school to manage the risk of the fence falling in high wind, following an event where fence was blown over during the night time period on 02/02/21 (no one was on site at the time of the event).</p> <p>Works are not going beyond daylight hrs. Refer CoCs C4 and C5.</p>	C
Section 8.1	<p>Works vehicles (traffic control vehicles, trucks, plant &amp; equipment) will access the site from travelling east on Ripon Street Left turn into Caple Street and enter through Site entry before proceeding to the holding bay. All workers including delivery trucks will be notified where the site entrance is according to that TCP.</p>	<p>Appendix A of the CTPMSP</p> <p>Site inspection 26/05/21</p>	<p>The traffic arrangements aligned with that shown in the CTPMSP.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Section 8.5	<p><b>SITE INDUCTION</b></p> <p>The requirements of the TMP will be communicated to all personnel entering the site through the site induction program.</p> <p><b>TOOLBOX MEETINGS</b></p> <p>Toolbox meeting to be carried out each day outlining the day's activities and any changed to the TMP for schedule.</p> <p><b>SAFE WORK METHOD STATEMENTS</b></p> <p>SWMS will be completed every shift outlining the hazards and risk factors onsite.</p>	<p>Site specific induction (no date)</p> <p>Email Joss to subcontractors 26/05/21</p> <p>Summary subcontract (electrical subcontract)</p> <p>TBT record 09/06/21</p>	<p>The heavy vehicle code and the transportation strategy are communicated in the induction.</p> <p>Appendix 7 of the subcontract is a copy of internal VMP and the location of the gate.</p> <p><b>Observation: The information provided to subcontractors on the content of the CTPMSP is very brief. The Auditor considers there to be benefit of providing a copy of the CTPMSP along with an instruction to read and understand their content.</b></p> <p><b>Observation: SWMS are not being carried out daily. The auditees advise that TBT will be undertaken and SWMS reviewed where there is a change in traffic arrangements.</b></p>	C
Section 9.2	One compliance audit (using the Traffic Control at Work Site Safety Inspection Checklist from the Traffic Control at Work Site Technical Manual) shall be conducted following setting-up of the traffic management and prior to commencement of the works. Audit findings, recommendations and actions taken shall be documented and copies forwarded to the Traffic control site manager.	Interview with auditees 01/06/21	<b>Non-conformance: No audit of the traffic set up has been completed.</b>	NC
Appendix A – TCPs		Site inspection 26/05/21	The access arrangement was consistent with the TCP. No issues.	C
<b>CNVMP</b>				
Section 7.1.1	Ensure that workers and contractors and regularly trained (such as at toolbox talks) to use equipment in ways to minimise noise.	TBT record 09/06/21	A TBT was delivered on minimizing noise.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status																														
Section 7.1.1	<p>Implement the equipment specific noise control measures detailed in Table 9</p> <table><tr><th colspan="3">Table 9: Noise control recommendations for site</th></tr><tr><th>Phase</th><th>Equipment/Location</th><th>Recommendation</th></tr><tr><td rowspan="4">Site Preparation</td><td>Jack hammer &amp; breaker</td><td>- Localised noise barriers should be utilised when this equipment is in use.</td></tr><tr><td>Concrete saw</td><td>- Barriers should be mobile and extend to a height 1 m above noise source.</td></tr><tr><td>Generator</td><td>- Barrier should envelope the work location to ensure no direct line of site to nearby receivers.</td></tr><tr><td></td><td>- Practical and feasible measures should be taken to allow the noise barrier to be located within 4 m of the noise source.</td></tr><tr><td></td><td>Site boundary</td><td>Solid hoarding of minimum 2 m height</td></tr><tr><td rowspan="4">Construction</td><td>Brick saw</td><td>- Localised noise barriers should be utilised when this equipment is in use.</td></tr><tr><td>Core drill</td><td>- Barriers should be mobile and extend to a height 1 m above noise source.</td></tr><tr><td>Angle Grinder</td><td>- Barrier should envelope the work location to ensure no direct line of site to nearby receivers.</td></tr><tr><td></td><td>- Practical and feasible measures should be taken to allow the noise barrier to be located within 4 m of the noise source.</td></tr><tr><td></td><td>Site boundary</td><td>Solid hoarding of minimum 2 m height</td></tr></table>	Table 9: Noise control recommendations for site			Phase	Equipment/Location	Recommendation	Site Preparation	Jack hammer & breaker	- Localised noise barriers should be utilised when this equipment is in use.	Concrete saw	- Barriers should be mobile and extend to a height 1 m above noise source.	Generator	- Barrier should envelope the work location to ensure no direct line of site to nearby receivers.		- Practical and feasible measures should be taken to allow the noise barrier to be located within 4 m of the noise source.		Site boundary	Solid hoarding of minimum 2 m height	Construction	Brick saw	- Localised noise barriers should be utilised when this equipment is in use.	Core drill	- Barriers should be mobile and extend to a height 1 m above noise source.	Angle Grinder	- Barrier should envelope the work location to ensure no direct line of site to nearby receivers.		- Practical and feasible measures should be taken to allow the noise barrier to be located within 4 m of the noise source.		Site boundary	Solid hoarding of minimum 2 m height	Site inspection 26/05/21	<p>Only a small amount of construction has commenced at the time of the audit; this involved a small amount of demolition, concrete cutting, and site preparation.</p> <p><b>Non-conformance: No local noise barriers have been installed, despite a small amount of light hammering occurring. No hoarding of the site boundary is in place.</b></p>	NC
Table 9: Noise control recommendations for site																																		
Phase	Equipment/Location	Recommendation																																
Site Preparation	Jack hammer & breaker	- Localised noise barriers should be utilised when this equipment is in use.																																
	Concrete saw	- Barriers should be mobile and extend to a height 1 m above noise source.																																
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Section 7.1.1	<p>Include in tenders, employment contracts, subcontractor agreements and work method statements clauses that require minimisation of noise and compliance with directions from management to minimise noise.</p> <p>Avoid the use of radios or stereos outdoors where neighbours can be affected.</p> <p>Avoid the overuse of public address systems.</p> <p>Avoid shouting and minimise talking loudly and slamming vehicle doors.</p> <p>Determine vehicle access routes and ensure truck drivers are well informed of routes, parking locations, acceptable delivery hours or other relevant practices (for example, minimising the use of engine brakes, and no extended periods of engine idling).</p> <p>Develop a one-page summary of approval or consent conditions that relate to relevant work practices and pin it to a noticeboard so that all site operators can quickly reference noise information</p>	<p>Summary subcontract (electrical subcontract)</p> <p>TBT record 09/06/21</p> <p>Email Joss to subcontractors 26/05/21</p> <p>Photo series, 140137, 140143</p>	<p>Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works. This includes CoC C12 which requires minimization of noise.</p> <p>The works are such that very few persons are on site. The use of radios, public address system and talking between teams is negligible.</p> <p>A TBT was delivered on minimizing noise.</p> <p>The induction includes a driver code of conduct. This was distributed to the drivers on 26/05/21</p> <p>Notices are posted at the site office.</p>	C																														

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Section 7.1.2	<p>Use Quieter Equipment</p> <p>Examine different types of machines that perform the same function and compare the noise level data to select the least noisy machine. For example, rubber wheeled tractors can be less noisy than steel tracked tractors.</p> <p>Noise labels are required by NSW legislation for pavement breakers, mobile compressors, chainsaws and mobile garbage compactors. These noise labels can be used to assist in selecting less noisy plant.</p> <p>Select super silenced compressors, silenced jackhammers and damped bits where possible.</p> <p>Select quieter items of plant and equipment where feasible and reasonable.</p> <p>Select, where feasible and reasonable, the most effective mufflers, enclosures and low-noise tool bits and blades</p>	Site inspection 26/05/21	There was only 1 x 5t excavator on site. No other plant or heavy vehicles were on site.	NT
Section 7.6	<p>The following monitoring methodology is proposed:</p> <p>Attended noise monitoring to be conducted for a representative period during each phase of construction. (Site Preparation and Construction)</p> <p>Prior to the use of vibration generating equipment i.e. piling rigs etc, test works should be conducted with vibration levels measured at representative distances to establish exclusion zones/safe work areas.</p> <p>Permanent vibration monitoring and alert system to be installed on-site at the nearest receiver buildings</p> <p>Joss Construction, in consultation with an acoustic consultant must ascertain the noisiest period during each construction phase which will be chosen for monitoring. The dates of these measurement visits cannot be anticipated at this time.</p> <p>The results of the monitoring will be compiled in a report, comparing the measured noise levels at each identified receiver with the predicted construction noise levels identified for each phase.</p> <p>Any exceedances over and above those predicted shall be commented on, and if particular works are identified as creating excessive noise, the construction noise management sub-plan would be reviewed with further noise mitigation options explored and employed if possible. This review is intended to provide periodic refinement of the plan, determination of the effectiveness of noise control measures and an assessment of on-site work practises.</p> <p>This report should be presented to Council at their request. It is recommended that results are also made readily accessible to the community.</p> <p>Records of all monitoring will be maintained and kept readily available.</p>	<p>Site inspection 26/05/21</p> <p>Young High School Noise Monitoring Register, 210609</p> <p>Protech QM159 Noise Sound Level Meter Calibration Certificate, 09/02/21.</p>	<p>No vibration intensive activities had commenced at the time of the audit.</p> <p><b>Non-conformance: Attended noise monitoring has occurred, however the records do not clearly demonstrate that the monitoring was conducted in accordance with AS1055 (or any other relevant standard). There is no evidence of the results being compared to predicted noise levels.</b></p>	NC
CWMSP				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Section 5.2	<p>Waste separation and segregation will be promoted on-site to facilitate reuse and recycling.</p> <p>Waste segregation onsite – Waste materials, including spoil and demolition waste, will be separated onsite into dedicated bins/areas for either reuse onsite or collection by a waste contractor and transport to offsite facilities for reuse or disposal.</p> <p>Where materials cannot be reused and recycled, all waste would be handled and disposed in accordance with the POEO Act and the Protection of the Environment Operations (Waste) Regulation 2014.</p> <p>Due to the regional location of the site, there are limited off site sorting a recycling facilities available, as such wherever possible contractors will be encouraged to remove their own waste from site for recycling or reuse at their own facilities.</p>	<p>Site inspection 26/05/21</p> <p>Young High School Waste Register current to 29/04/21, Joss</p> <p>Asbestos Identification Report, EnviroSciences, 12/01/21</p> <p>Asbestos Clearance Report, EnviroScience, 25/01/21</p> <p>Young High School Hazardous Materials Waste Register.</p> <p>Hilltop Council Tip Dockets (numerous)</p> <p>Bald Hill Quarry Tip Dockets and invoice (numerous)</p> <p>Todd Spackman invoice, 02/02/21</p> <p>Bald Hill EPL 2552</p>	<p>All waste on site is held securely in skips. No waste was observed out of designated areas or beyond the site.</p> <p>General building and demolition waste, topsoil, asbestos waste and grease trap waste had been removed from site to date. These materials are pre-classified as General Solid Waste, Special Waste, Liquid Waste respectively under the Waste Classification Guidelines.</p> <p>The hazardous materials waste register identifies each truck, load wight, times, and receiving facility tip docket number.</p> <p>The Waste Register identifies the quantities and types of materials disposed of. Refer CoC C27.</p> <p>Topsoil was directed to Hilltops Council Landfill.</p> <p>Asbestos is directed to Bald Hill, which is licenced to receive that waste.</p> <p>Liquid waste was directed to Hilltop Council septic ponds.</p>	C
ACHMSP				
Section 3.3	<p>During the Aboriginal archaeological test excavation program conducted by GML (2019) a subsurface archaeological site was identified and recorded as Hilltops Aboriginal Artefact site (AHIMS #50-3-0056) (see Figure 2). The test pits comprising the Hilltops Aboriginal Artefact site also included Historic artefact material as well as Aboriginal artefacts. The extent of the site is not known and a program of salvage excavation was recommended for this site.</p> <p>Mitigated impact, in the form of archaeological salvage excavation, will be conducted within areas of proposed works at the Hilltops Aboriginal Artefact site prior to the commencement of construction activities. The salvage excavation will be undertaken by the Project Archaeologist in partnership with representatives of the RAPs. All excavations will be conducted in accordance with the methodology provided in the Archaeological Research Design at Appendix 1.</p> <p>If the impact area is less than 5% of the extent of the Hilltops Aboriginal Artefact site (#xx-xx-xxxx) then salvage will be conducted across the entire area of proposed impacts. If more than 5% of the site extent is to be impacted, then salvage excavation would target “hot spots” identified from the results of test excavations with an aim to excavate a minimum of 50 metres square.</p> <p>All Lantern Heritage staff are experienced in identification and excavation of both Aboriginal and Historic materials. The Archaeological Research Design at Appendix 1 includes steps to follow if Historic materials are encountered during the salvage excavation of Hilltops Aboriginal Artefact site.</p> <p>In the event that further investigations, or unexpected finds, trigger the requirement for additional archaeological test excavations beyond the boundaries of the identified Hilltops Aboriginal Artefact site, those areas will be investigated following the Archaeological Research Design at Appendix 1.</p>	<p>Site inspection 26/05/21</p> <p>Interview with auditees 26/05/21</p>	<p>No Aboriginal Archaeological testing had commenced at the time of the audit, due to non-aboriginal heritage items existing within the same area. The non-Aboriginal heritage items cannot be disturbed until such time as the S146 Permit had been granted by Heritage NSW (which was pending at the time of the audit).</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Section 3.5	<p>In the event that construction activities are proposed in any of the areas highlighted in red in Figure 2 (areas requiring further investigation), additional archaeological investigations will be required prior to the issue of a clearance certificate. The Project Archaeologist, in partnership with the RAPs, will make the decision on whether or not test excavations are required as part of the further investigations.</p> <p>Where warranted, test excavations will be conducted in accordance with the methodology outlined in the Archaeological Research Design at Appendix 1.</p>	As above	As above. No works have occurred within the exclusion area.	NT
Section 3.9	<p>The Local Aboriginal community will be consulted about the long-term management of Aboriginal objects retrieved during excavation. Some of the options include re-burial on site, storage at the Young Local Aboriginal Land Council office or future use as an educational resource in the Hilltops Cultural Precinct.</p> <p>Consultation regarding the long-term management of Aboriginal objects retrieved during excavation will be undertaken during such excavation works, and through Aboriginal community meetings as part of the post-excavation analysis and interpretation process. (i.e. consultation will be conducted through discussions during fieldwork with site officers, formal meetings where excavation results are presented, and through RAP review of excavation reporting recommendations).</p> <p>Where relevant, additional details regarding the long-term management of Aboriginal objects will also be addressed in the Heritage Interpretation Plan (e.g. if finds are managed as part of a broader interpretive assemblage).</p>	As above	As above. No works have occurred within the exclusion area.	NT
Section 4.1	<p>Environmental inspections will be undertaken in accordance with Section 4.0 of the EMP. These inspections will be undertaken at 4 weekly intervals, at a minimum. The inspections will include reviews of the condition of fencing around No-Go Zones and monitoring for any inadvertent impacts within the No-Go Zones. The inspections will also include reviews of where any archaeological investigations are being conducted in order to ensure that appropriate management and mitigation strategies are implemented, in accordance with this ACHMSP.</p>	<p>Hammertech inspection register (~8 records)</p> <p>Hammertech inspection form FR194</p> <p>Hammer inspection form FR83</p>	<p>Inspections are carried out at regular intervals as per the CEMP. The inspections identify key items including environmental risks and controls (noise, soils, waters, tree protection, SWMS, traffic). Deficiencies are identified, rectified and recorded. No issues</p>	C
Section 4.2	<p>All personnel on site will undergo site induction training in relation to Aboriginal cultural heritage. The induction training will at a minimum include:</p> <ul style="list-style-type: none"> <li>• existence and requirements of this ACHMSP;</li> <li>• relevant legislation;</li> <li>• obligations and responsibilities surrounding No-Go Zones;</li> <li>• the management and mitigation of impacts to heritage;</li> <li>• the unexpected finds procedures;</li> <li>• roles and responsibilities for heritage management: and</li> <li>• procedures in the event of an incident.</li> </ul> <p>Targeted training in the form of toolbox talks and pre-start meeting will also be provided to personnel working near known Aboriginal objects and/or personnel with duties related to excavation and other tasks that may trigger the unexpected finds procedures.</p> <p>Further details regarding the staff induction and training are outlined in Section 3.7 of the EMP</p>	<p>Site specific induction (no date)</p> <p>Site notice board.</p>	<p>The induction is generally appropriate for the early works being undertaken. It is understood that it will be reviewed and updated over time.</p>	C



## **APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**



Mr Marty Smith  
Project Director  
Schools Infrastructure NSW  
GPO Box 33  
SYDNEY NSW 2001

23/04/2021

Dear Mr Smith

**Young High School Library and Joint-Use Community Facility (SSD 9671)  
Independent Auditors**

I refer to your letter dated 16 April 2021, seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment ("the Department") of the suitability of the Auditors' qualifications, experience and independence to undertake an independent audit of the Young High School Library and Joint-Use Community Facility ("the development"), in accordance with Schedule 2, Condition C32 of the SSD 9671, as modified ("the approval").

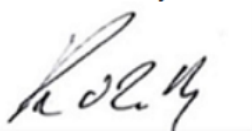
Having considered the qualifications and experience of Messrs Steve Fermio, Ricardo Prieto-Curiel and Derek Low and Ms Ann Azzopardi, the Secretary endorses the appointment of Messrs Fermio, Prieto-Curiel and Low and Ms Azzopardi to undertake the audit in accordance with Condition C36 and C37 of the approval. This approval is conditional on Messrs Fermio, Prieto-Curiel and Low and Ms Azzopardi being independent of the development.

The audit is to be conducted in accordance with the Department's Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

Audit Report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary, with the Audit Report.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely



Katrina O'Reilly  
Team Leader - Compliance  
Compliance

## APPENDIX D – CONSULTATION RECORDS

## Derek Low

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**From:** Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>  
**Sent:** Wednesday, 12 May 2021 11:05 AM  
**To:** Derek Low  
**Cc:** Katrina O'Reilly  
**Subject:** RE: Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671)

Hi Derek,

Thank you for consulting the Department on the IEA for Young High School Library and Joint-use Community Facility. Please look into the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation, complaints management, including complaints register.

Thank you  
Georgia

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**From:** Derek Low <[dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)>  
**Sent:** Tuesday, 11 May 2021 10:45 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671)

Hi there.

I am one of the approved independent auditors on the Young High School Library and Joint-use Community Facility, SSD 9671 (the Project).

We are currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9671 condition C36 and the Department of Planning and Environment's 2018 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10096>  
The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The on-site component of the audit is scheduled to commence on 26 May 2021, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

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

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

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

Kind regards

**Derek Low | Principal Environmental Consultant**  
General Manager



E: [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

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## Derek Low

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**From:** Damian Tybussek <Damian.Tybussek@environment.nsw.gov.au>  
**Sent:** Friday, 28 May 2021 11:47 AM  
**To:** Derek Low  
**Subject:** RE: Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671)  
**Attachments:** SSD 9671 Post Approval - Comment on Condition B34 (Design Refinement).pdf; YHS SSD 9671 - Condition B32 - Heritage Interpretation Strategy - HC Comments.pdf; SSD 9671 YHS Library - Independent Audit - Heritage NSW Input.pdf

Dear Derek,

My apologies for the delay.

Attached is a response from Heritage NSW to your request for input into the Independent Audit.

Kind regards,

**Dr Damian Tybussek | Senior Heritage Operations Officer**  
Heritage NSW, Community Engagement, Department of Premier and Cabinet  
11 Farrer Place, Queanbeyan, NSW | PO Box 733, Queanbeyan 2620  
T: 02 9585 6108 M: 0488 188 527 | [Damian.Tybussek@environment.nsw.gov.au](mailto:Damian.Tybussek@environment.nsw.gov.au)

---

**From:** Derek Low <dlow@wolfpeak.com.au>  
**Sent:** Tuesday, 11 May 2021 10:47 AM  
**To:** OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>  
**Subject:** Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671)

Hi there.

I am one of the approved independent auditors on the Young High School Library and Joint-use Community Facility, SSD 9671 (the Project).

We are currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9671 condition C36 and the Department of Planning and Environment's 2018 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10096>

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

The on-site component of the audit is scheduled to commence on 26 May 2021, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with Heritage NSW on the scope of the audit.

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



In providing input to the scope, I kindly request that Heritage NSW confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

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

Kind regards

**Derek Low | Principal Environmental Consultant**  
General Manager



E: [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)

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M: 0402 403 716

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Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment and Heritage.

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Mr Derek Low  
Principal Environmental Consultant  
Wolfpeak Environment and Heritage  
By email: dlow@wolfpeak.com.au

**Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671) – Heritage NSW Input**

Dear Mr Low

Thank you for your email dated 11 May 2021 requesting input from Heritage NSW into the independent audit for post-approval requirements and compliance during construction for the above State Significant Development (SSD).

I can advise that since the project was approved Heritage NSW (HNSW) has been in frequent contact with the Proponent or their consultants (GHD, GML Heritage, or Lantern Heritage) regarding the heritage or archaeology related Conditions of Approval (as listed below).

On multiple occasions, in meetings or via correspondence, HNSW has expressed concerns to the Proponent or their consultants about the project failing to meet the requirements of several Conditions of Approval. As such, HNSW requests that the following key issues relating to post-approval requirements and compliance be examined.

**B6: Preconstruction Dilapidation Report:**

HNSW has reviewed this report but has not provided comments back to the Proponent.

HNSW is concerned that this report does not *provide an accurate record of the existing condition of... ..heritage items... ..that are likely to be impacted by the proposed works*. For instance, it fails to identify the heritage items (i.e. items listed as heritage items on the Young Local Environment Plan 2010 or identified as significant fabric in previous heritage studies undertaken for the project) at the site or in the vicinity or provide an accurate record of their condition.

The report shows images of a fire hydrant tank installed to the east of the former Courthouse (Building AA) visible in photographs 'Zone 4 – Photos 477-478, 484-493, 501, 529-531, 576, 579'. From the information available to HNSW, a tank was approved to be installed to the south of this location as part of the early works package (2019-DA-00082 approved by Hilltops Council). HNSW has not sighted any approval for this tank to be installed in this location, which is within an area of medium-high archaeological potential. We would appreciate clarification about the approval under which this tank has been installed and whether archaeological monitoring or testing was carried out prior to its installation.

### **B17: Aboriginal Cultural Heritage Management Sub-Plan**

Condition B13(e) requires an Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) to be prepared. HNSW has not been consulted as part of the preparation of the ACHMSP but we note a copy (dated March 2021) is available on the DPIE Major Project website and was approved by DPIE on 5 May 2021.

We recommend the audit focus on the adequacy of the ACHMSP to address the consent conditions B17(a) to (f) including:

- Confirm whether consultation and any follow up, was undertaken with the Registered Aboriginal Parties (RAPs) as required under Condition B17(a). We note comments were sought from the RAPs on 6 January 2021 but no responses were received by 3 February 2021. We suggest copies of correspondence could be included within the ACHMSP, in an Appendix, as evidence of the opportunities provided for comment.
- Confirm that the measures for the protection of the Reconciliation Tree have been implemented.

### **B22-B23: Archaeological Salvage – Historical Archaeology**

The first stage of historical archaeology salvage excavations have been carried out on-site in accordance with Condition B22 and a preliminary archaeological salvage report provided to HNSW on 26 April 2021.

These excavations resulted in the discovery of multiple archaeological features and deposits assessed to be of State significance. Notification of their discovery, in accordance with Section 146 of the *Heritage Act 1977* and Condition B23, was provided to the Heritage Council of NSW on 26 April 2021.

HNSW is currently reviewing the preliminary archaeological salvage report and Section 146 Notification to determine how to achieve the best outcomes for managing the State Significant archaeology at the site.

### **B24: Landscaping**

To date, HNSW has not been provided with the revised Landscape Plan for review and comment.

### **B32: Heritage Interpretation Strategy (HIS)**

HNSW has reviewed the HIS and provided comments (attached). We advised that we were concerned that without amendments the HIS could not be considered to meet Condition B32(b). We have been verbally advised by the Proponent that they are preparing a revised HIS for our review and comment. Could the audit confirm that a revised HIS is being prepared?

### **B34: Design Refinement**

HNSW has reviewed the revised façade design and provided comments (attached). We have been verbally advised by the Proponent that they are incorporating our comments into the final design plans. Could the audit confirm that this is the case?

### **C24: Unexpected Finds Protocol – Aboriginal Heritage**

Condition C24 requires consultation with EES Group if any new Aboriginal object(s) is located and the written approval of EES Group to recommence works. It should be noted that since the Consent for SSD-9671 was issued on 21 May 2020, the Aboriginal cultural heritage regulation functions were transferred from EES Group in DPIE into HNSW within the Department of Premier and Cabinet. Any reference to EES Group in relation to Aboriginal cultural heritage matters should be considered a reference to Heritage NSW.

**D17: Archaeological Salvage – Historic Archaeology**

HNSW understands that the salvage excavation program required under Condition B22 has not yet concluded.

**D22: Heritage Interpretation Plan (HIP)**

The HIS required under Condition B32 has not yet been finalised. The HIP cannot be commenced until the HIS and Aboriginal and Historical archaeological investigations have been completed.

If you have any questions regarding the above advice, please contact Dr Damian Tybussek, Senior Heritage Operations Officer, at Heritage NSW on 0488 188 527 or [Damian.Tybussek@environment.nsw.gov.au](mailto:Damian.Tybussek@environment.nsw.gov.au).

Yours sincerely

**Barrina South**

A/Manager, South  
Regional Heritage Operations  
Heritage NSW  
Department of Premier and Cabinet  
28 May 2021

## Derek Low

---

**From:** Derek Low  
**Sent:** Tuesday, 11 May 2021 10:47 AM  
**To:** 'mail@hilltops.nsw.gov.au'  
**Subject:** Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671)

Hi there.

I am one of the approved independent auditors on the Young High School Library and Joint-use Community Facility, SSD 9671 (the Project).

We are currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9671 condition C36 and the Department of Planning and Environment's 2018 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10096>

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

The on-site component of the audit is scheduled to commence on 26 May 2021, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with Council on the scope of the audit.

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

In providing input to the scope, I kindly request that Council confirms if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

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

Kind regards

**Derek Low | Principal Environmental Consultant**  
General Manager



E: [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

[www.wolfpeak.com.au](http://www.wolfpeak.com.au)




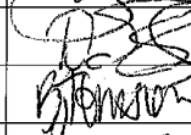
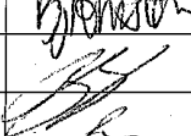
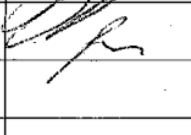
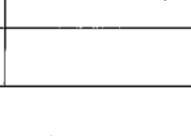
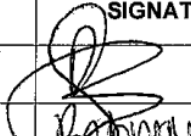
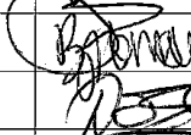
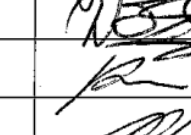
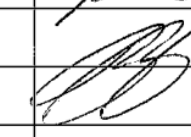
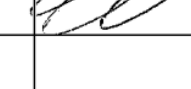
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## APPENDIX E – MEETING SIGN ON SHEET

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		Young High School + Library SSO 9671	
<b>DATE</b>		26/5/2	
<b>LOCATION</b>		YONG.	
<b>OPENING MEETING</b>			
<b>NAME</b>	<b>POSITION / TITLE</b>	<b>ORGANISATION</b>	<b>SIGNATURE</b>
DEREK LAU	AUDITOR	WOLFPEAK	
D. van Zanten	HSEQ Coord	Joss	
Bailey Thomson	Contract Admin	Joss	
Dean Bailey	Site Manager	Joss	
ROGER LEE	PROJECT MANAGER	GHID	
<b>CLOSING MEETING</b>			
<b>NAME</b>	<b>POSITION / TITLE</b>	<b>ORGANISATION</b>	<b>SIGNATURE</b>
DEREK LAU	AUDITOR	WOLFPEAK	
Bailey Thomson	CA.	Joss	
D. van Zanten	HSEQ	Joss	
R. LEE	PROJECT MANAGER	GHID	
Dean Bailey	Site Manager	Joss	

## APPENDIX F – SITE INSPECTION PHOTOGRAPHS





*Photo 1: Childcare centre. Note the absence of hoarding.*



*Photo 2: Historical heritage investigation and salvage area.*



*Photo 3: Aboriginal heritage investigation area (yet to be disturbed).*





*Photo 4: Tree protection in place (the area surrounding the base of the tree is sealed).*



*Photo 5: Shade cloth on site fencing removed due to fall risk.*





Photo 7: Demolition of Block EE underway.

**Joss Construction**

**YOUNG HIGH SCHOOL LIBRARY**  
**CAPLE STREET YOUNG**

**Main Works Scope**

**SITE CONTACT**  
0818 226 125

**ACTIVITIES PLANNED**  
1. Block EE Demo

**PRESTART PLANNING BOARD**  
DATE: Wed Starting on the 21/05/2021.

**TODAY'S RISKS & HAZARDS**

1. Mobile Plant Trucks
2. Demo of Block EE
- 3.
- 4.
- 5.
- 6.

*No Noise Work*  
10-10:30am  
1-1:30pm

**TODAY'S SITE DELIVERIES**

1. Done loaded in B- today
- 2.
- 3.
- 4.
- 5.
- 6.

Photo 8: Site notice board with exclusion zones marked.



## APPENDIX G – DECLARATIONS

## Independent Audit Report Declaration Form

Project name	Young High School Library and Joint-use Community Facility
Consent number	9671
Description of Project	<p>Partial redevelopment of Young High School and Carrington Park to accommodate a joint-use community and school library including:</p> <ul style="list-style-type: none"> <li>• site preparation works;</li> <li>• alteration and additions to existing school library to create a staff hub and student amenities;</li> <li>• construction of a part two-storey and part three-storey new library building;</li> <li>• extension to the existing Carrington Park carpark</li> <li>• construction of the Currawong Walk and pathway connections to Carrington Park;</li> <li>• landscaping works, including planting various shrubs, ground covers and concrete pattern finishes;</li> <li>• construction of new pedestrian crossings in the surrounding road network; and</li> <li>• ☐ installation of services, stormwater system and signage</li> </ul>
Project address	9 Campbell Street and a portion of Carrington Park, Young (Lot 1 DP799901, Lot 3 Sec 48 DP759144, Lot 1 DP48015, Lot 2547, 2548 and 2549 DP821629, Part 1 Sec 49 DP759144, Lot 701 DP1021359 (Carrington Park) and Lot 1 DP901476 (Carrington Park))
Proponent	NSW Department of Education
Title of audit	Independent Audit
Date	21/06/21

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 Compliance 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:

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

Name of Auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 82 Elizabeth Street Sydney NSW 2000

## Independent Audit Report Declaration Form


Project name	Young High School Library and Joint-use Community Facility
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- 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.

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- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B | (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 82 Elizabeth Street Sydney NSW 2000