

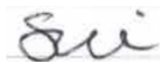


SCHOFIELDS PUBLIC SCHOOL – SSD 8740

INDEPENDENT AUDIT REPORT

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Revision	Date	Prepared By	Reviewed By	Description
V0	06/03/20	DL	SF	For issue
V1	12/03/20	DL	SF	FINAL

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Date	12/03/20	Date	12/03/20

Executive Summary

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

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

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

This Audit Report presents the findings from the second Independent Audit (Audit or IA) for the Project, covering the period of August 2019 to February 2020.

Cadence have been appointed as the client representative on behalf of SINSW. ADCO Constructions are the principal contractor. The notified date of commencement of construction was 22 May 2019, with construction works commencing 27 May 2019. Works undertaken since the previous audit include completion of remediation works, with foundation works, first and second floor construction of the main building and installation of the OSD tank ongoing.

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

There were 125 CoCs assessed under this IA. 10 new non-compliances and six new observations were identified. One non-compliance from the previous audit was re-opened as a result of additional evidence provided by the Project.

Detailed findings are presented in Section 3.10, along with actions proposed by the Project team to address the findings.

The Auditor would like to thank the auditees from SINSW, Cadence and ADCO for their high level of organisation, cooperation and assistance during the IA.

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1. Introduction

1.1 The Project

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

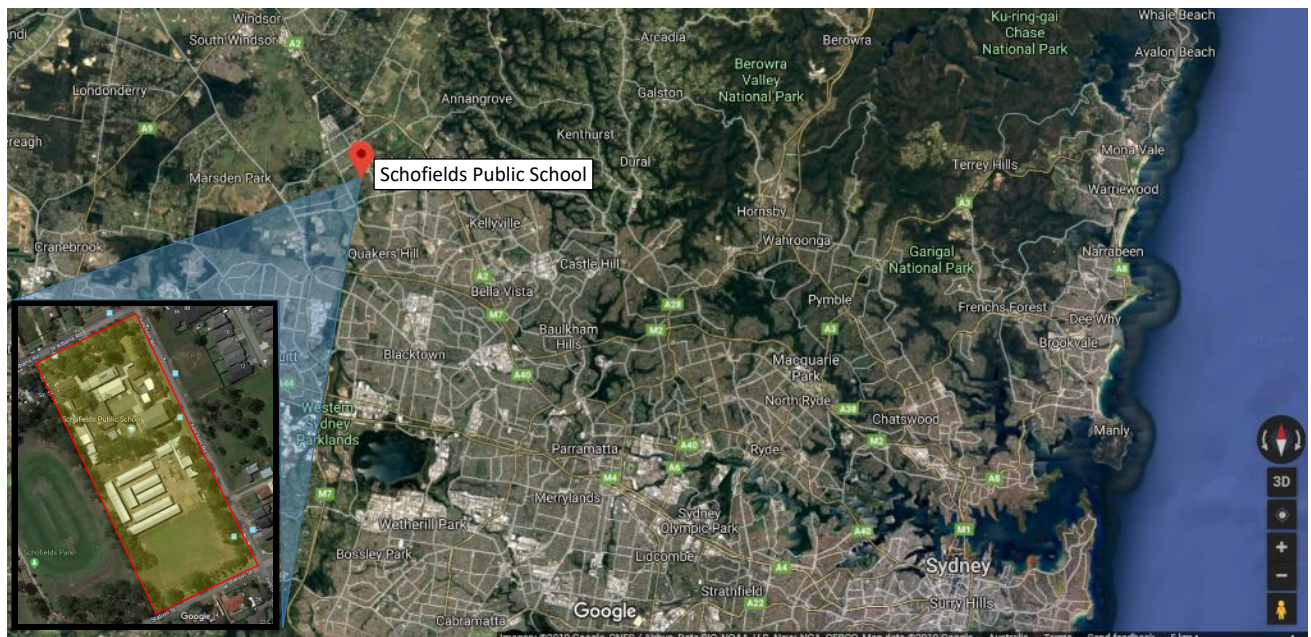


Figure 1: Schofields Public School location (modified from GoogleMaps, 2019).

The Project involves an upgrade to the school to accommodate an increase from approximately 320 students to 620 students, comprising the following works:

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

The Project will be constructed in one stage. During the construction the existing students and staff will be accommodated in a temporary demountable school located on the existing sports field to the south of the school hall. The existing school hours will remain unchanged and the out of school hours care will continue to operate out of the school hall.

The Project was granted consent under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on 27 February 2019 as State Significant Development (SSD) 8740 subject to conditions.

The consent has been modified on one occasion. Modification 1 relating to design changes to the school including reduction in balcony space, reconfiguration of toilets, removal of additional trees, reconfiguration of gates and increase in size of the On-Site Detention (OSD) Tank was approved on 20 December 2019.

Cadence Australia (Cadence) have been appointed as the client representative on behalf of Schools Infrastructure NSW (SINSW). ADCO Constructions (ADCO) are the principal contractor. Construction works began on 22 May 2019. Works undertaken since the previous audit include completion of remediation works, and foundation works, first and second floor construction of the main building and installation of the OSD tank are ongoing.

1.2 Approval requirements

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

1.3 The audit team

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

The Audit Team comprises:

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

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

1.4 The objectives of the audit

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

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

- a) *the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and*
- b) *the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)*

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

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

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

1.5 The audit scope

This IA relates to the Project works from the previous Audit, being August 2019 to February 2020.

The scope of the IA comprises:

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

- a high-level review of the project's environmental management systems, including assessment of any third party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems.
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- details of any other matters considered relevant by the Auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

2. Audit methodology

2.1 Audit process overview

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

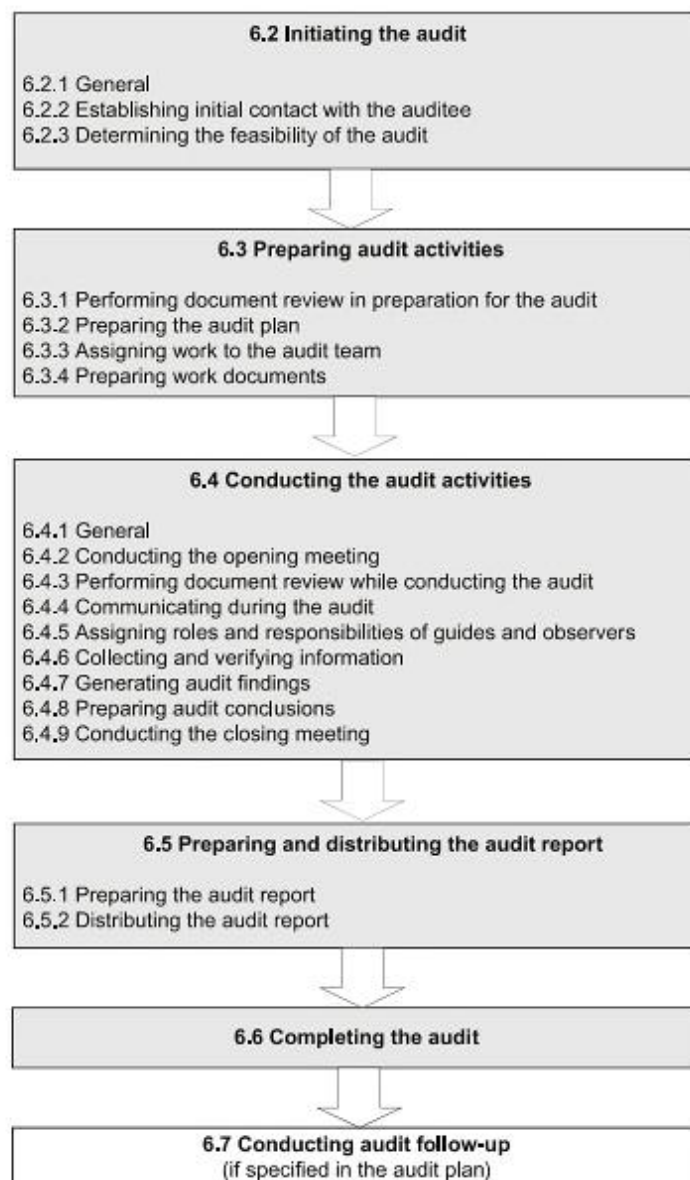


Figure 2: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 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 the auditee
- Confirm the audit team
- Confirm the audit purpose, scope and criteria.

On 11 February 2020 WolfPeak consulted with the Department, Transport for NSW, Roads and Maritime Services, the Environment Protection Authority and Blacktown City Council, to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C.

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

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

Stakeholder	Issues and areas of focus	How addressed
Department of Planning, Industry and Environment	"The Department requests that all conditions of consent for SSD 8740 are assessed, and that the audit is conducted in accordance with the requirements of condition C40 of SSD 8740. In addition to the above, please focus on assessing compliance with conditions C25 and C27 which relate to erosion and sediment control, and disposal of seepage and stormwater."	Within scope of audit.
Transport for NSW	No response.	-
Roads and Maritime Services	No response.	-
Environment Protection Authority	No response (beyond automated email confirming receipt).	-
Blacktown City 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 IA.

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

- *Project Management Plan, Environmental Management Plan Environmental Risk Register, Schofields Public School, ADCO, 11 November 2019 (the CEMP)*
- *General Requirements; Contaminants, ADCO, undated*
- *General Requirements; Cultural Heritage, ADCO, undated*
- *Construction Traffic Management Plan, ADCO Constructions Schofields Public School (St Albans Rd, Schofields), AAA Traffic Control Pty Ltd, 13 February 2019 (the CTPMSP)*
- *Schofields Public School Construction Noise & Vibration Management Plan, Wilkinson Murray, 8 March 2019 (the CNVMSP)*
- *Waste Management Plan Schofields Public School, ADCO, 13 January 2020 (the CWMSPP)*
- *General Requirements; Erosion and Sediment Management, ADCO, undated (the CSWMSP)*
- *B21 Annexure – InGround and Stormwater Management Process, Woolacotts, 10 July 19 (part of the CSWMSP)*
- *Community Communication Strategy Schofields Public School, School Infrastructure NSW, NSW Department of Education, April 2019 (the CCS)*
- *Development Consent SSD 8740, 27 February 2019 and Modification 1, 20 December 2019 (the Consent)*
- *Environmental Impact Statement; Schofields Public School; 60 St Albans Road, Schofields, Urbis, March 2018 (the EIS)*

Checklists of Schedule 2 of SSD 8740 CoCs and actions from the previous audit were prepared and reviewed.

2.2.3 Site personnel involvement

The on-site audit activities took place on 21 February 2020. The following personnel took part in the audit:

- Claudio Savian – Project Director (SINSW)
- Priya Mekala – Project Manager (Cadence)
- Jim Rains – Project Director (Cadence)
- Albert Wong – Senior Project Engineer (ADCO)
- Derek Low – Auditor (WolfPeak).

Meetings

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

During the opening meeting the objectives and scope of the IA, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings must

be presented, recommendations (if appropriate) must be made, and any post-audit actions were confirmed.

Interviews

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

2.2.4 Site inspection

The on-site audit activities took place on 21 February 2020. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix E.

2.2.5 Document review

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

2.2.6 Generating audit findings

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

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

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

Compliance evaluation

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

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

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

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

Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.7 Completing the audit

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

3. Audit findings

3.1 Approvals and documents audited and evidence sighted

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

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

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

3.2 Compliance Status

There were 125 CoCs assessed at the February 2020 IA. 10 non-compliances were identified. Six observations were identified.

One non-compliance identified at the previous audit was re-opened in consideration of additional evidence provided at the February 2020 IA.

Section 3.10 presents a summary of the findings from this IA and actions proposed or undertaken in response to the findings. The Audit Checklist provided in Appendices A presents details of all the evidence collected, observed and provided in support of a finding.

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

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

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

A review was conducted of the

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

The documents are generally adequate, other than the matters identified in Section 3.10.

3.4 Project's EMS

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

3.5 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period. Several pieces of correspondence were provided. These relate to directions from the Department to update Compliance Reports in order to satisfy the requirements of Compliance Reporting Post Approval Requirements (Department 2018). Additionally, the Department and the EPA sought information in relation to the 10 February 2020 discharge event. Refer to CoC C25 for further detail on this matter.

Two improvement notices and four prohibition notices were issued by SafeWork during February 2020. These related to unsafe scaffolding being in place following the large rain event. The notices required the area to be isolated and remedial works carried out and certified prior to recommencement of works. Refer to CoC C12 for further details on this matter.

3.6 Other matters considered relevant by the auditor or the Department

The Auditor and the Department both consider CoC C25 and CoC C27 to be particularly relevant to this Audit due to the 10 February 2020 discharge event. These matters have been considered and assessed by the Auditor. In summary the Auditor considers that further work could have been done to better manage the process to discharge waters from the site during the significant storm event on 6-10 February 2020 but the actions as taken do not appear to be a contravention of CoC C25 or C27 in a strict sense. Furthermore (and as previously raised by the Auditor) CoC C27 is problematic as it is both difficult to comply with and can be subverted. Refer the findings against Coc C25 and C27 in Section 3.10 (and Appendix A) for further detail.

3.7 Complaints

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

<https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/s/schofields-ps/ssd/Complaints Register July Schofields PS.pdf>

At the time of writing, a total of three complaints had been recorded since the commencement of works. These relate to the temporary school which does not form part of the Project or this audit, and capacity of the new school.

It is noted that the complaints register is only current to 3 December 2019 and has not been updated on a monthly basis. Additional complaints may have been received since that time.

3.8 Incidents

The Project has not identified any incidents as defined by the Consent. Refer to the findings against CoC C43 in Section 3.10 and Appendix A for further detail.

3.9 Actual versus predicted impacts

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

Table 2: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Physical extent of the development in comparison with the approved boundary and any potential off-site impacts	The approved Project boundary is defined within the stamped plans listed under CoC A2.	The Project footprint is the same as that approved, however there was a small incursion of Council land on the Junction Road access. A non-compliance was raised and reported against CoC B36 in relation to this issue.	N
Biodiversity	52 (updated as a result of Modification 1) trees would require removal for the Project. Remaining trees would be protected.	The removal of trees is complete. Trees being retained are generally being protected with some issues of incursions into Tree protection Zones. Refer the non-compliance identified against CoC C22.	N
Traffic and access	Truck routes would use arterial roads where possible, trucks would move in a forward direction into and out of site, TCPs would be prepared as needed, certified traffic controllers would manage traffic. parked beyond the Project boundaries.	The traffic impacts and controls observed were consistent with that specified in the EIS.	Y
Noise and vibration	A review of the predicted noise level ranges indicates exceedances of up to 30dBA may occur during bulk excavation works..	Noise and vibration impacts are occurring but appear to be generally consistent with that predicted. The auditor recommended at the last audit that the CNVMSP be revised to provide greater guidance for the Project team on monitoring and mitigation. This has not occurred. At the last audit it was identified that the CNVMSP needs updating to be compliant. This has not occurred.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		Despite the above, the Project has undertaken additional consultation and noise and vibration monitoring which addresses the shortcomings. No issues were observed.	
Soil and water	Minor and temporary impacts associated with construction erosion and sedimentation.	A significant storm event occurred on 6 – 10/02/20. This resulted in off site impacts from construction water. Refer findings in relation to CoC C25 for further detail. Erosion and sediment control measures being implemented on site appeared to be consistent with the Project Erosion and Sediment Control Plan, with some minor improvements required.	Y
Heritage	Limited impacts on heritage items are anticipated, unexpected heritage items may be encountered. Negligible impact on aboriginal heritage items.	The Project has developed an unexpected finds protocol. No finds have occurred to date.	Y
Contaminated land	Asbestos containing materials and other hazardous materials are present or likely to be present and should be removed as per the Remediation Action Plan.	Remediation works are complete. An interim Site Audit Statement has been issued by the Contaminated Sites Auditor. A final Site Audit Statement will be issued (subject to meeting requirements) upon completion of construction.	Y
Flooding	Negligible flood risk	A significant storm event occurred on 6 – 10/02/20. This resulted in off site impacts from construction water. Refer findings in relation to CoC C25 for further detail.	Y
Waste	The construction of the Project would generate general demolition and construction waste, green waste, contaminated fill, VENM and office waste	The works to date would generate these types of waste. At the previous audit it was identified that the CWMSP requires updating to be compliant. This has occurred in part only.	Y

3.10 Findings and Actions

Item	Cond No	Type	Details of item	Proposed or completed action	By whom and by when	Status
FEBRUARY 2020 AUDIT FINDINGS						
Conditions of Consent SSD 8740 Schedule 2						
1	A2	Non-compliance	CoC A2 states that the Project may only be carried out (a) in compliance with the conditions of this consent. Given the number of non-compliances identified in this audit, it does not appear as though the project has fully satisfied CoC A2(a).	Notification to be prepared and issued to the Department advising them of the non-compliance.	Cadence to draft the notification by 13/03/2020. SINSW to issue the notification to the Department by 18/03/2020.	OPEN
2	A20	Non-compliance	CoC A20 requires that the Project make the various information publicly available on its website including: all approved strategies, plans and programs required under the conditions of this consent (CoC A20a)iii); comprehensive summary of monitoring results (CoC A20a)v); and a complaints register, updated monthly (CoC A20a)viii). CoC A20b) further requires that this information be kept up to date. The noise and vibration monitoring results from OSD works are not presented on the website as required by CoC A20a)v). The complaints register was last updated on 3/12/19 rather than monthly as required by CoC A20a)viii). The current CEMP (dated 11/11/19), CWMSP (dated 13/01/20), ERSED Plan (with discharge protocols) are not on the website and therefore are not current, as required by CoC A20b).	The documents will be uploaded and will be made available online. A notification to advise the Department of the non-compliance is being drafted and will be issued.	Cadence to draft the notification by 13/03/2020. SINSW to issue the notification to the Department by 18/03/2020.	OPEN

3	B5	Observation	CoC B5 requires that prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent. Modification 1 included the raising of the roof of the main building. There was no evidence available to demonstrate that the revised drawings had been prepared by a structural engineer, or that the Certifying Authority had verified that the design still complied with the BCA.	Cadence have presented evidence from the Certifying Authority dated 02/03/20 that indicates updated structural drawings were submitted to their satisfaction.	-	CLOSED
4	B36	Non-compliance	CoC B36 requires that the Project must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles. The CTPMSP did not include a swept path analysis to verify that the access to accommodate the turning path of the Project vehicles. To address this non-compliance, the design details of the construction site access were submitted to Council in December 2019 and confirmation of no issue with the current arrangement was provide by Council on 5/12/19.	-	-	CLOSED
5	B41	Non-compliance	CoC B41 requires that Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The initial Construction Compliance Report (CCR) was submitted 4/12/19. The Department provided comments on the CCR, stating that it did not meet the	-	-	CLOSED

			requirements of the Compliance Reporting Post Approval Requirements (Department 2018). As a result the CCR was updated and resubmitted on 10/02/20. On 20/02/20 SINSW notified the department that the initial CCR will be published by 27/02/20. Version 8, dated 10/02/20 is currently online.			
6	C9 and C30	Observation	CoC C9 requires that the Project carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). CoC C30 requires that waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. Housekeeping was communicated to the workforce as a problem in January 2020. During the site inspection on 21/02/20 the auditor and SINSW noted that this remains an issue on site and needs to be addressed.	Implementation of management plans – ADCO to ensure ongoing general housekeeping and site tidiness to the site. Waste storage and processing – ADCO to provide general housekeeping and site tidiness to the site.	ADCO On an ongoing basis.	OPEN
7	C12	Non-compliance	CoC C12 requires that, to protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements. 2 x improvement notices and 4 x prohibition notices were issued by SafeWork during February 2020. These related to unsafe scaffolding being in place following the large rain event on 6-10/02/20. The notices required the area to be isolated and remedial works carried out and certified prior to recommencement of works. To note: ADCO contest the finding of this issue being a non-compliance with CoC C12 as works were not being conducted on the scaffolding between the rain event and the issuing of	ADCO has provided SafeWork's follow up inspection report, dated 11/03/20, that indicates that all requirements from the notices have been complied with.	-	CLOSED

			the SafeWork notices. Regardless, the Auditor is of the opinion that full compliance with this condition cannot be demonstrated in consideration of the evidence available.			
8	C22	Non-compliance	CoC C22 requires that (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment & Development Impact Report by RainTree Consulting dated 19 January 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. Some small amounts of equipment and materials were placed within the Tree Protection Zones, contrary to CoC C22(c). Works were required to be carried out within the Tree Protection Zones for OSD tank works. The Project has provided evidence of correspondence with the Arborist, but the evidence does not demonstrate that the Arborist provided supervision during these works as required by CoC C22(d). Additionally, the Arborist report from 22/02/20 states that a tree had been struck by an excavator due to lack of protection.	ADCO to remove pallet of historic pavers and all other items out of Tree Protection Zones. ADCO to provide photographic evidence of reinstated Tree Protection Zone to where tree has been damaged by excavator.	Cadence to draft the notification by 13/03/2020. SINSW to issue the notification to the Department by 18/03/2020.	OPEN
9	C23 and C24	Observation	CoC C23 requires that the Project take all reasonable steps to minimise dust generated during all works. CoC C24 requires (among other things) that (a) exposed surfaces and stockpiles are suppressed by regular watering.	ADCO to stabilise stockpiled material from the OSD tank.	ADCO Prior to 20/03/2020	OPEN

			The large stockpile of material to be placed back over the OSD Tank is unconsolidated and not stabilised. This may have the potential to generate dust during unfavourable conditions.			
10	C25 and C27	Observation	CoC C25 requires that all erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. On 10/10/20, following approx. 300mm of rain falling over the preceding 3 day period, ADCO commenced pumping water from the construction site to the nearby playing grounds. The decision was made to prevent overtopping water from undermining the foundations of the temporary school, which sits down gradient of the new school construction site. The discharge resulted in sediment laden water being released to the environment. A community member raised a complaint and, subsequently, the EPA and Department investigated the matter. The Auditor has enquired with the Project and they advise that the design capacity of the temporary soil and water controls is for a 1 in 10 year rain event and the 300mm rain event exceeding this design capacity by a significant margin. Test results (taken from the ISD and onsite excavation four days after the event) show that the discharge water was generally consistent with the most applicable ANZECC criteria other than sediment loading (65-390mg/L TSS) and elevated pH (8.5 – 10). It is the Auditors opinion that it is possible that sediment loading during the discharge was significantly higher than that tested and that the elevated pH was a result of mixing with construction materials such as concrete / cement products. The Auditor observes that ADCO have	ADCO to consider introducing a formal permit / hold point system for discharging water and this this system consider the requirements of CoC C27 and S120 of the POEO Act.	ADCO Prior to the next audit	OPEN

			trained the workforce on the requirements around discharging water, but have not introduced a formal hold point to control such situations. The Auditor further observes the layout of the temporary school and the construction site and accepts that a significant amount of water would pose risk to damage of the temporary school if not diverted.			
11	C27	Observation	CoC C27 requires that seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997. In addition to the observation in relation to the discharge on 10/02/20 which was discharged to the environment other than stormwater under flood conditions, the Auditor observes the following: This standard condition is problematic as the EPA is generally reluctant to licence non-scheduled activities unless otherwise justified by the applicant. This was confirmed by the EPA in their response to the discharge event on 10/02/20. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste (or discharge to the environment other than stormwater, as was the case on 10/02/20). The auditor notes that generally Sydney Water are also reluctant to permit disposal of rainwater captured on construction sites to sewer due to sediment loading. Considering the supposed intention of this condition (to prevent the pollution of waters), the auditor suggests the Project contact the Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the consent even if the discharges comply with	SINSW to consider seeking confirmation on the intent and applicability of this condition.	SINSW Prior to next audit	OPEN

			S120 of the POEO Act (and do not result in the pollution of waters). Furthermore the Department should consider amending this standard condition on future Project to simply require all discharges from the site to comply with S120 of the POEO Act.			
12	C40	Non-compliance	CoC C40 requires that Independent Audits of the development must be carried out in accordance with (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent. The second independent audit report was not completed within 6 months of the first independent audit (being the end of February 2020) due to a scheduling error by the Auditor and additional time required to consider evidence presented in relation to the 10/02/20 discharge event and the SafeWork notices.	Schedule the next audit to commence earlier (~8 weeks prior to due date)	By the Auditor Prior to the next audit	OPEN
13	C41	Non-compliance	CoC C41 requires that in accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Project must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. The SINSW response to the audit findings was not submitted with the Audit Report (in August 2019), rather it was not provided until 20/02/20. It is noted that the response must go up on the Project website	A notification to advise the Department of the non-compliance is being drafted and will be issued.	Cadence to draft the notification by 13/03/2020. SINSW to issue the notification to the Department by 18/03/2020.	OPEN

			within 60 days of the 20/02/20 and notification must be provided 7 days prior to this occurring.			
14	C43	Observation	CoC C43 requires that the Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Refer response to CoC C25. A notifiable incident under the consent is one that causes or threatens to cause material harm to the environment, or costs greater than \$10k to rectify the issue. The incident register was sighted. No incidents were considered notifiable by the Project. It does not appear as though the Project has notified the 10/02/20 discharge event as an incident in accordance with this condition. However, based on the evidence provided in response to the incident it is unclear whether the incident met the thresholds set out by the definition, given the circumstances.	Actions identified elsewhere appropriately address the issues associated with the discharge incident.	-	CLOSED
15	C45	Non-compliance	CoC C45 requires that the Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notifications of non-compliances, made on 12/11/19, were in relation to non-compliances identified in the last independent audit (finalised on 30/08/19). The reporting was beyond the 7 days period specified by this condition. This failure to	This non-compliance was reported on 10/02/20.	-	CLOSED

			notify the Department within the specified timeframe was reported as a non-compliance within the non-compliance notification of 10/02/20.			
16	C48	Non-compliance	CoC C48 requires that within three months of: (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C43; (c) the submission of an Independent Audit under condition C40; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out. The correspondence provided to the Department on 12/11/19 (non-compliance reporting) identifies that the CEMP and sub-plans were reviewed and updated as appropriate. However, there is no evidence to demonstrate that the Certifying Authority was also notified of the review. Based on evidence provided, the certifying authority was not provided updated plans until 13/02/20.	A notification to advise the Department of the non-compliance is being drafted and will be issued. Reviews to occur within three months of submissions of compliance report, incident report and Independent Audit.	Cadence to draft the notification by 13/03/2020. SINSW to issue the notification to the Department by 18/03/2020. Cadence – Ongoing	OPEN
JUNE 2019 AUDIT FINDINGS						
1	A10	Non-compliance	CoC A10 sets out the requirements for consultation where a CoC requires consultations with a relevant party. The Applicant must consult with the relevant party and must also provide details of the consultation, including the outcome of that consultation and details of any disagreement remaining. CoC B24 requires that the CNVMSP Consultation is required in the preparation of the CNVSMP (CoC B24) include strategies that have been developed with the community for managing high noise generating works; and describe the community consultation undertaken	The Project has not provided a response to this finding. The Auditor recommends the Project consult with the adjacent school and resident on strategies for managing noise and include this detail in the CNVMSP.	Prior to next audit	CLOSED School information booth records (Oct 19 – Jan 20). The minutes show that issues including environmental issues were discussed. Agenda

			to develop the strategies. No evidence was available to demonstrate that such consultation had occurred.			includes comms / environmental issues, progress, design issues, future disruptions. Project updates occur every two months.
2	A20	Non-compliance	CoC A20 requires that, at least 48 hours before the commencement of construction until the completion of all works under the consent, certain information and documents must be made available on the Project website, including the documents referred to in condition A2 of the consent; all current statutory approvals for the development and all approved strategies, plans and programs required under the conditions of the consent. The Project advised that documents went up on the website after commencement of construction. The website at the time of the audit did not include the CEMP and sub-plans. The website at the time of finalizing this report did not contain the Pre-Construction Compliance Report.	The documents have now been uploaded and are available online. A notification to advise the Department of the non-compliance is being drafted and will be issued. CEMP has been issued to SINSW to upload online.	Cadence to draft the notification by 21/08/2019 and SINSW to issue to the Department on 22/08/2019. CEMP issued by Cadence on 26/08/2019. SINSW to upload online.	CLOSED On 23/07/19 SINSW uploaded the documents to the website. Refer response to CoC A20 for the current audit period
3	B9	Observation	CoC B9 requires that remediation approved as part of the Consent be carried out in accordance with the Remediation Action Plan dated 17 August 2018 and prepared by Environmental Investigation Services. The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed. However, in their correspondence, the Contaminated Sites Auditor noted that it would raise	The Project has sought clarification from SINSW Planning. Project team is awaiting response.	Prior to next audit	CLOSED Since the previous audit an interim Site Audit Statement was issued stating that

			an issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23. Additional information has been sought to clarify this.			remediation works were complete, however the final can only be issued following completion of the Project as a whole. This will consider all imported material. Sighted interim audit report 23/12/19.
4	B10	Observation	CoC B10 states that, upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the land use and be provided to the satisfaction of the Certifying Authority. The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed. However, in their correspondence, the Contaminated Sites Auditor noted that it would raise an issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23. Additional information has been sought to clarify this.	The Project has sought clarification from SINSW Planning. Project team is awaiting response.	Prior to next audit	CLOSED Since the previous audit an interim Site Audit Statement was issued stating that remediation works were complete, however the final can only be issued following completion of the Project as a whole. This will consider

						all imported material. Sighted interim audit report 23/12/19.
5	B11	Observation	CoC B11 requires that, prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B21 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site. Although earthworks have yet to commence and the condition is therefore not yet triggered, the Auditor noted the unexpected finds protocol presented as evidence against this condition does not satisfy the requirements of the condition. The Unexpected Finds Protocols posted on the notice boards outside the site office and in the training room are inconsistent and do not align with the version presented against this condition. The unexpected finds protocol must be updated to capture the second part of this condition and all signs and notices should be consistent with the final protocol.	ADCO to insert unexpected finds protocol in the CEMP	ADCO to complete by 20/09/19	CLOSED – WITH COMMENTS The Auditee has provided a response to these findings, stating that it has the ADCO contamination procedure as an annexure of the CEMP (dealing with the handling and management of a variety of contaminants). This does not include an unexpected finds protocol. The procedure does however direct the reader to the ADCO Asbestos Management Procedure

						(which is not part of the CEMP). The last page of the Asbestos Management Procedure includes an unexpected finds protocol specific to asbestos only. This version of the protocol is also placed on the Project noticeboard. The auditor notes that remediation works are complete and, therefore, potential for encountering contamination is low.
6	B21	Non-Compliance	CoC B21 requires the Applicant to prepare a CEMP, and prescribes a number of matters that the CEMP is to include. The CEMP for the Project does not include certain of the matters set out at CoC B21, specifically: (a)(iv) details of stormwater control and discharge; and (a)(vi) a groundwater management plan. The Auditor notes that the matters at B21(h) are not included in the CEMP, but are included in the CSWMSP.	Woolacotts to confirm that the Soil and Erosion Plan C11, submitted as part of Condition B26 targets B21a (iv) No ground water was identified in Geotech report. As a result no management plan has been prepared.	TKDA to completed as soon as possible. ADCO to complete by 30/08/2019	CLOSED – WITH COMMENTS These matters have been included as annexures and approved by the CA on 13/02/20

				ADCO to attach waste management plan in CEMP.		(sighted approval email). Sighted annexures to the CEMP which includes the stormwater control and discharge. The current process does not include any criteria or hold points. It is recommended that these aspects be included in the procedure or within the hold point / permit system that supports the procedure. Geotech report JK Geotechnics Report 14/9/16 29695ZHRPT and the Conceptual Remediation Action Plan Schofields
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						Public School EIS Ref: E29695KDrpt2 -RAP verifies that there is not interface with groundwater (eg: no works near or below water table). Groundwater protection matters are dealt with through spill control as set out in CEMP under material storage.
7	B23	Non- Compliance	CoC B23 sets out matter which it is mandatory for the CTPMSP to address. The CTPMSP for the Project does not include the driver code of conduct required at B23(e) or the monitoring program required by B23(f).	Update CTPMSP with driver code of conduct and include monitoring program	ADCO to complete by 6/09/2019.	CLOSED Sighted updated CTPMSP version 31/10/19), issued to CA on 19/2/20. The driver code of conduct is within Appendix A after the TCPs. Monitoring methods are

						detailed on page 7.
8	B24	Non-Compliance	CoC B24 sets out the matters that the CNVMSP must address, including strategies that have been developed with the community for managing high noise generating works, and a description of the community consultation undertaken to develop those strategies. No evidence that (or description of) the strategies listed in the CNVMSP have been developed with the community, as required by CoC B24(d) and (e).	Cadence to organise meeting with School Principal and ADCO to undertake consultation for the noise and vibration policy. Meeting to be recorded through minutes and provide as evidence. ADCO to door knock and record meeting with the neighbour through minutes and provide as evidence.	Cadence/ADCO to complete prior to OSD tank excavation. ADCO to complete 30/08/2019.	CLOSED – WITH COMMENTS The auditee has provided a response which comprised presenting evidence that consultation with affected parties on environmental matters had occurred since the previous audit (refer to response in item 1 above). The CNVMP remains unchanged.
9	B25	Non-Compliance	CoC B25 sets out matters that the CWMSP must address. The CWMSP for the Project does not address all of these matters. Although the CWMSP sets out “a list of estimated targets for waste products generated on this project”, these targets are percentages rather than quantities. Similarly, although the CWMSP sets out how waste will be disposed of, it does not detail the proposed locations. The Auditor notes that, although there is no discussion in the CWMSP of containment and control of emission	Amend waste management plan to include tip location and 0% of asbestos.	ADCO to complete 20/09/2019.	CLOSED – WITH COMMENTS The CWMSP has been updated 13/01/20. It identifies two waste facilities (Camellia and Veolia

			of fibres to the air, p 9 estimates 0% of waste will be asbestos.			Wallgrove). It has not been updated to include waste quantities. The processes to manage asbestos are not within the CWMSP, rather these are detailed within the ADCO Asbestos Management procedure (Rev 3 21/3/19). Beasy SWMS 15/10/18 includes an ARCP. It includes detail on managing airborne fibres and disposal. Air monitoring was conducted during ACM removal works (sighted Airsafe test reports June – August 2019).
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10	B26	Non-Compliance	CoC B26 requires a CSWMSP to be prepared, and sets out the matters that it must address. The Auditor notes that no one document fulfils all (or most) of the various criteria for the CSWMSP. The Auditor has taken the following two documents, read together, as the CSWMSP for the project: - ADCO, General Requirements Erosion and Sediment Management - SPS Sediment16-162_C11[C1] Sediment Control Plan, Woolacotts, April 2019. These documents are not explicit in actions during different flood flows. The civil engineer responsible confirmed via separate correspondence that the set out plan (and the recommended controls) apply to all flow events. With this in mind, the Auditor expects to see all the controls specified installed in full prior to small and large events. The Auditor also takes the position that updates to the documents to explicitly meet the condition is not required to manage soil and water risk on site.	-	-	OPEN (re-opened from previous audit) The Auditor points out the issue identified in the previous audit in relation to flood flows and the civil engineer's response. This previous response (that controls apply to all flood event sizes) is contrary to advice from the civil engineer (dated 25/02/20) in the current audit in which they state that the controls were design to a 1 in 10 year flood event. Additionally, the sediment control plan was updated following the previous audit.
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						The current process does not include any specific criteria or hold points. It is recommended that these aspects be included in the procedure or within the hold point / permit system that supports the procedure. Any such guidance should also consider the constraints applied through CoC C27.
11	B42	Non-compliance	CoC B42 requires that the Department of Education must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. The Pre-Construction Compliance Report for SSD 8740 was submitted on 20/06/19, following comments from the Department on the original submission made prior to the notified date of commencement of construction. On 30/08/19, the Project website still did not contain the Pre-Construction Compliance Report.	Project to upload Pre-Construction Compliance Report to website	Prior to next audit	CLOSED – WITH COMMENTS The Pre-Construction Compliance Report was updated further (final version dated 02/08/19) but was not published on 15/10/19.

						Furthermore the Department was not notified until 12/11/19.
12	C2	Non-compliance	CoC C2 sets out the requirements for site notices, including that such notices must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer, the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice. The site notice board observed at the site inspection on 5 August 2019 did not include the details of the Certifying Authority (Design Confidence).	To be rectified.	ADCO to complete by 6/09/2019.	CLOSED – WITH COMMENTS The sign is in place on the site boundary and includes the relevant details. Note that signs vary across the site.
13	C5	Observation	CoC C5 states that construction, including the delivery of materials to and from the site, may only be carried out between 7am and 6pm, Mondays to Fridays inclusive, and 8am and 1pm Saturdays, and that no work may be carried out on Sundays or public holidays. At the site inspection on 5/08/19 it was observed that the Saturday hours on the notice board were listed as 7am-3pm and therefore do not align with the hours specified in CoC C5.	To be rectified.	ADCO to complete by 6/09/2019.	CLOSED Sighted hours on the notice board rectifying the issue.
14	C15	Observation	CoC C15 requires that the development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009), and that all feasible and reasonable noise mitigation measures	Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close	ADCO to provide during the excavation of the OSD tank.	CLOSED. Noise and vibration loggers placed

			must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP. It is observed that no noise or vibration monitoring has been undertaken to date, and that the CNVMSP is unclear as to when this should occur. It is recommended that the Project obtain clarification as to when to monitor as this is an effective measure in managing noise impacts on the adjacent receivers. Guidance on <u>when</u> to apply additional mitigation measures should also be provided.	proximity to the Pop-Up School.		on boundary during OSD works. Sighted photos and acoustic logic report 11/02/20. The results show elevated events of noise and vibration for short periods during OSD works. There does not appear to be any verified events that exceed structural damage criteria.
15	C16; CEMP (Management of Noise and Vibration)	Observation	CoC C16 requires the Applicant to ensure that construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5. The CEMP sets out controls for the management of noise and vibration at pages 35-39, including that works are to be completed during approved work hours. At the site inspection on 5/08/19, it was observed that the Saturday hours on the notice board are stated as 7am-3pm, which do not align with the hours set out in CoC C5 (that is, 8am-1pm).	To be monitored and discussed at the site meetings and included in the minutes.	ADCO – ongoing	CLOSED Sighted hours on the notice board rectifying the issue.

16	C22; CEMP (Flora and Fauna)	Observation	CoC C22 sets out tree protection requirements, including that for the duration of construction works, all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment & Development Impact Report by RainTree Consulting dated 19 January 2018. Page 21 of the CEMP sets out controls to do with flora and fauna, including that flora and fauna protection will be managed as prescribed in development approvals etc; protective controls will be erected around trees and shrubs with denoted signage e.g. tree protection zone; and that no materials are to be stored over root systems as prescribed in approvals. At the site inspection on 5/08/19 it was observed that some tree protection zones (TPZs) need to be reinstated to ensure they appropriately protect the trees on site being retained. Specifically, the TPZ needs to be extended on the south-western boundary, a fence panel needs to be removed from a TPZ on the south west boundary, Also, following remediation clearance, the TPZ needs to be installed on the south eastern boundary (near the temporary school). Refer photos for details.	Noted.	ADCO to complete by 30/08/2019.	CLOSED TPZs had been installed and sighted.
17	C25	Observation	CoC C25 requires that all erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. At the site inspection on 5/08/19, it was observed that the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. It was also observed that the sediment	Noted.	ADCO – ongoing	CLOSED Sighted ADCO erosion and sediment control inspection 15/01/20. Hammertech inspection

			fences on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSED Plan and the document commonly referred to as the Blue Book.			records 20/01/20. Controls during the site inspection on 21/02/20 sighted. Sediment fence and rumble grids were adequate. Refer to response to CoC C25 regarding the finding against this requirement for the current audit period
18	C32	Observation	CoC C32 requires that the body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises. At the site inspection on 5/08/19, it was observed that the rumble grid on the south western gate needs to be cleaned and its position reviewed against the requirements of the CSWMSP.	Noted.	ADCO – ongoing	CLOSED Sighted ADCO erosion and sediment control inspection 15/01/20. Hammertech inspection records 20/01/20. Controls during the site inspection on

						21/02/20 sighted. Sediment fence and rumble grids were adequate. Refer to response to CoC C32 regarding the finding against this requirement for the current audit period
19	C35	Observation	CoC C35 requires the Applicant to consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Communication logs with the existing school and adjacent neighbour were not presented during the site inspection. It is recommended that, as these are the two most affected stakeholders, that specific communications with these stakeholders are formalised, documented and records readily available to those who wish to see the them.	Meeting with the school principal to be carried out and documented in the form of minutes. Information booths to be held. General implementation of the Community Communication Strategy.	Cadence/ADCO/SINSW – ongoing	CLOSED – WITH COMMENTS School information booth records (Oct 19 – Jan 20). The minutes show that issues including environmental issues were discussed. Agenda includes comms / environmental issues, progress, design issues,

						future disruptions. Project updates occur every two months. There does not appear any contact with the resident on the northwest corner of the site, other than a single letter box drop on 11/12/19.
20	C37	Non-compliance	CoC C37 requires that, no later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. The audit program was submitted on 29/04/19. The notified date of commencement of construction was 22/05/19.	Notification to be prepared and issued to the Department advising them of the non-compliance.	Cadence to draft the notification by 21/08/2019. SINSW to issue the notification to the Department by 27/08/2019.	CLOSED Notification of non-compliance issued 12/11/19.
21	C40	Non-compliance	CoC C40 requires (amongst other things) Independent Audits of the development must be carried out in accordance with the Independent Audit Program submitted under CoC C37. The Independent Audit Program set out that an initial construction Independent Audit would be undertaken	Notification to be prepared and issued to the Department advising them of the non-compliance.	Cadence to draft the notification by 24/08/2019. SINSW to issue the notification to the Department by 27/08/2019.	CLOSED Notification of non-compliance issued 12/11/19.

			within 8 weeks of the notified commencement date of construction. The first audit report will not be submitted within 8 weeks of commencement of construction (being 8 weeks from 22/05/19 which is 17/07/19).			
22	C45; C46; C47	Non-compliance	CoC C45 requires that the Department be notified in writing within seven days after the Applicant becomes aware of any non-compliance. CoCs 46-47 set out requirements for making that notification. At the site inspection on 5/08/19, the auditee indicated that it was aware that it had failed to comply with A20. This non-compliance was not reported to the Department in accordance with CoC C45-47.	Notification to be prepared and issued to the Department advising them of the non-compliance.	Cadence to draft the notification by 21/08/2019. SINSW to issue the notification to the Department by 22/08/2019.	CLOSED Notification of non-compliance issued 22/08/19.
23	C45; C46; C47	Observation.	The Auditor notes that the Pre-Construction Compliance Report identified a potential non-compliance against CoC C37, however argued that the condition had in fact been complied with. This audit finds that CoC C37 was not complied with. Notifications to the Department under CoC C45-47 will need to occur for non-compliances confirmed through this audit.	Notification to be prepared and issued to the Department advising them of the non-compliance.	Cadence to draft the notification by 21/08/2019. SINSW to issue the notification to the Department by 22/08/2019.	CLOSED Notification of non-compliance issued 12/08/19.
24	C48	Observation	CoC C48 states that, within three months of: (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C43; (c) the submission of an Independent Audit under condition C40; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and	Reviews to occur within three months of submissions of compliance report, incident report and Independent Audit.	Cadence – ongoing	CLOSED Refer response to CoC C48 for the current audit period.

			the Certifying Authority must be notified in writing that a review is being carried out. The Auditor notes that the Project will need to undertake a review of the strategies, plans and programs required under this consent and in accordance with this condition within 3 months of submission of the Pre-Construction Compliance Report.			
25	CNVMS P 7.3	Non-compliance	The CNVMSP, at section 7.3 Environmental Inductions, states that it “is important that an induction is provided to all site personnel, contractors and sub-contractors with an emphasis on understanding and managing impacts. This shall include the location of sensitive receivers, specific mitigation measures, site hours and complaints procedure”. The induction does not cover off the listed items.	The listed items to be included in the induction video.	ADCO to complete by 20/09/2019.	CLOSED The current induction includes hours for construction, high noise works, deliveries and complaint management.
26	CNVMS P 7.4.1	Non-compliance	The CNVMSP, at section 7.4.1 Construction Noise Monitoring, sets out a process for monitoring of construction noise “where determined necessary”. The Project is of the position that such monitoring is not necessary as plant selected has in all cases been a smaller specification than that modelled and, therefore, that noise impacts would be less than that predicted in the CNVMSP. The Auditor has considered the Project’s position on this matter, and takes the view that the mitigation measure described at 7.4.1 requires monitoring at commencement of demolition. This has not occurred.	Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close proximity to the Pop-Up School.	ADCO to provide during the excavation of the OSD tank.	CLOSED Noise and vibration loggers placed on boundary during OSD works. Sighted photos and acoustic logic report 11/02/20. The results show elevated events of noise and vibration for

						short periods during OSD works. There does not appear to be any verified events that exceed structural damage criteria
27	CNVMS P 7.4.1	Observation	The Auditor notes that the operational school is directly adjacent to Project works and that the CNVMSP has identified instances of high noise impacts on adjacent receivers. The Auditor considers there to be value in monitoring to verify that actual impacts are in line or below those predicted in the CNVMSP. The Project should consider having the CNVMSP updated (in accordance with any relevant requirements in relation to variation of sub-plans) to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.	Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close proximity to the Pop-Up School.	ADCO to provide during the excavation of the OSD tank	CLOSED Noise and vibration loggers placed on boundary during OSD works. Sighted photos and acoustic logic report 11/02/20. The results show elevated events of noise and vibration for short periods during OSD works. There does not appear to be any verified events that exceed structural

						damage criteria
28	CNVMS P 7.4.2	Observation	The CNVMSP, at section 7.4.2, sets out a process for vibration monitoring. No vibration monitoring has occurred to date. No high vibration works have occurred in proximity to existing receivers. The Auditor observes that section 5.3 of the CNVMSP identifies that there is no evident risk of vibration impacts. It is therefore unclear as to why vibration monitoring is recommended. The Project should consider having the CNVMSP updated (in accordance with any relevant requirements in relation to variation of sub-plans) to be clear on when monitoring (or any other controls) need to be implemented. Works should then conform with the CNVMSP.	Provision of noise and vibration monitoring throughout the duration of the OSD excavation will be provided due to its close proximity to the Pop-Up School.	ADCO to provide during the excavation of the OSD tank	CLOSED Noise and vibration loggers placed on boundary during OSD works. Sighted photos and acoustic logic report 11/02/20. The results show elevated events of noise and vibration for short periods during OSD works. There does not appear to be any verified events that exceed structural damage criteria
29	CSWMS P; Common Sediment Control Systems	Observation	The CSWMSP sets out requirements in relation to silt fencing. At the site inspection on 5/08/19, it was observed that the silt fence on the south western and south eastern boundaries need to be keyed into the ground surface	To be rectified.	ADCO to complete by 28/08/2019.	CLOSED Sighted ADCO erosion and sediment control

	; Silt Fencing (p 2)		as per the requirements of the ERSED Plan and the document commonly referred to as the Blue Book.			inspection 15/01/20. Hammertech inspection records 20/01/20. Controls during the site inspection on 21/02/20 sighted. Sediment fence and rumble grids were adequate. Refer to response to CoC C25 and C32 regarding the finding against this requirement for the current audit period
30	CSWMSP; Common Sediment Control Systems; Shaker Grids (pp 1-2)	Observation	The CSWMSP sets out requirements in relation to shaker grids. At the site inspection on 5/08/19, it was observed that the shaker grid on the south western gate needs to be cleaned and its position reviewed against the CSWMSP.	Shaker grids to be cleaned and photo evidence provided. ADCO confirmed over the phone that the shaker grid position is as per the CSWMSP.	ADCO to complete by 30/08/2019.	CLOSED Sighted ADCO erosion and sediment control inspection 15/01/20. Hammertech inspection

						records 20/01/20. Controls during the site inspection on 21/02/20 sighted. Sediment fence and rumble grids were adequate. Refer to response to CoC C25 and C32 regarding the finding against this requirement for the current audit period
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4. Conclusions

The overall outcome of the IA was positive. The majority of compliance records were organised and available at the time of the site inspection and interview with Schofield Public School personnel on 21 February 2020.

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

There were 125 CoCs assessed. 10 new non-compliances and six new observations were identified. One non-compliance from the previous audit was re-opened as a result of additional evidence provided by the Project.

Detailed findings are presented in Section 3.10, along with actions proposed by the Project team to address the findings.

The Auditor would like to thank the auditees from SINSW, Cadence and ADCO for their high level of organisation, cooperation and assistance during the IA.

5. Limitations

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

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Appendix A. SSD 8740 Conditions of Consent

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Schedule 2				
Part A Administrative conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection 21/02/20 Interview with auditees 21/02/20 Evidence referred to elsewhere in this table	The Project is implementing measures to prevent or minimise harm to the environment. Refer to findings and observations against the CoCs for further detail.	Compliant
Terms of Consent				
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:	Approved plans stamped 27 February 2019 Evidence referred to elsewhere in this table	These drawings are the basis for the IFC drawings. Non-compliance: given the number of non-compliances identified elsewhere in this table, it does not appear as though the project has fully satisfied `CoC A2a).	Non-compliant

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																														
	<table><tr><th colspan="4">Architectural plans prepared by Tanner Kibble Denton Architects Pty Ltd</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td rowspan="2">SSD-0000</td><td>A</td><td rowspan="2">COVER SHEET, DRAWING LIST AND LOCATION PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-1001</td><td>A</td><td rowspan="2">SITE ANALYSIS PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-1101</td><td>A</td><td rowspan="2">EXISTING SITE PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-1102</td><td>A</td><td rowspan="2">PROPOSED SITE PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-1201</td><td>A</td><td rowspan="2">SITE DEMOLITION PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-2001</td><td>A</td><td rowspan="2">GROUND FLOOR PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-2002</td><td>A</td><td rowspan="2">FIRST FLOOR PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-2003</td><td>A</td><td rowspan="2">ROOF PLAN</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-2501</td><td>A</td><td rowspan="2">GFA PLANS</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-3001</td><td>B</td><td rowspan="2">ELEVATIONS</td><td>08/02/19</td></tr><tr><td>C</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-3101</td><td>B</td><td rowspan="2">SECTIONS</td><td>08/02/19</td></tr><tr><td>C</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-4001</td><td>A</td><td rowspan="2">SIGNAGE</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-7001</td><td>A</td><td rowspan="2">SHADOW DIAGRAMS</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-7101</td><td>A</td><td rowspan="2">EXTERNAL MATERIALS</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><td rowspan="2">SSD-7201</td><td>A</td><td rowspan="2">3D PERSPECTIVES</td><td>16/10/18</td></tr><tr><td>B</td><td>14/10/19</td></tr><tr><th colspan="4">Landscape plans prepared by Context Landscape Design Pty Ltd</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L101</td><td>A</td><td>LANDSCAPE MASTERPLAN</td><td>19/1/18</td></tr></table>				Architectural plans prepared by Tanner Kibble Denton Architects Pty Ltd				Dwg No.	Rev	Name of Plan	Date	SSD-0000	A	COVER SHEET, DRAWING LIST AND LOCATION PLAN	16/10/18	B	14/10/19	SSD-1001	A	SITE ANALYSIS PLAN	16/10/18	B	14/10/19	SSD-1101	A	EXISTING SITE PLAN	16/10/18	B	14/10/19	SSD-1102	A	PROPOSED SITE PLAN	16/10/18	B	14/10/19	SSD-1201	A	SITE DEMOLITION PLAN	16/10/18	B	14/10/19	SSD-2001	A	GROUND FLOOR PLAN	16/10/18	B	14/10/19	SSD-2002	A	FIRST FLOOR PLAN	16/10/18	B	14/10/19	SSD-2003	A	ROOF PLAN	16/10/18	B	14/10/19	SSD-2501	A	GFA PLANS	16/10/18	B	14/10/19	SSD-3001	B	ELEVATIONS	08/02/19	C	14/10/19	SSD-3101	B	SECTIONS	08/02/19	C	14/10/19	SSD-4001	A	SIGNAGE	16/10/18	B	14/10/19	SSD-7001	A	SHADOW DIAGRAMS	16/10/18	B	14/10/19	SSD-7101	A	EXTERNAL MATERIALS	16/10/18	B	14/10/19	SSD-7201	A	3D PERSPECTIVES	16/10/18	B	14/10/19	Landscape plans prepared by Context Landscape Design Pty Ltd				Dwg No.	Rev	Name of Plan	Date	L101	A	LANDSCAPE MASTERPLAN	19/1/18			
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		B		21/10/19			
L102	A	DETAILED LANDSCAPE PLAN 1	19/4/18				
	B		21/10/19				
L103	A	DETAILED LANDSCAPE PLAN 2	19/4/18				
	B		21/10/19				
L104	A	DETAILED LANDSCAPE PLAN 3	19/4/18				
	B		21/10/19				
L201	A	SECTION	19/4/18				
	B		21/10/19				
L301	A	INDICATIVE PLANTING PALETTE	19/4/18				
	B		21/10/19				
L302	B	RETENTION AND REMOVAL OF TREES	26/2/19				
	C		21/10/19				
L303	B	TREE SCHEDULE 01 OF 02	26/2/19				
	C		21/10/19				
L304	B	TREE SCHEDULE 02 OF 02	26/2/19				
	C		21/10/19				
SK004	A	PROPOSED TREES DIAGRAM	21/9/18				
Stormwater management plans prepared by Woolacotts Consulting Engineers							
Dwg No.	Rev	Name of Plan	Date				
SW1	A	Stormwater Management Plan – Sheet 1	22/8/17				
SW2	A	Stormwater Management Plan – Sheet 2	22/8/17				
SSD 8740 MOD-1							
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.				Interview with auditees 21/02/20 PCCR V4, 02/08/19 CCR1 V8, 10/02/2020 DPIE letter / email 14/02/20 in relation to discharge incident.	Comments received on the PCCR and CCR1, requiring the documents to be updated to comply with the Department’s PAR guidelines. The PCCR and CCR1 were both updated in response to the directions.	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				Interview with auditees 21/02/20	Noted. There are not any known conflicts.	Not triggered
Limits of Consent							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Letter SINSW to the Department 17/5/19	Construction commenced 22/5/19	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA Site signage 21/02/20 Design Confidence (PCA) letter of adequacy 21/05/19 Design Confidence (PCA) Design Certificate 12/06/18.	Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Certifying certifiers via the Design certificate). - erection of signs (sighted, no issues) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) - shoring and adjoining properties (no properties are adjoining to the Project).	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 21/02/20	None identified	Not triggered
Long Service Levy				
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Email from Long Service Corporation provided, 31/10/18	LSL was paid.	Compliant
Legal Notices				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees 21/02/10	None identified	Not triggered
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (CTPMSP) Schofields Public School Construction Noise & Vibration Management Plan, March 2019, Wilkinson Murray (the CNVMSP) ADCO, General Requirements <i>Erosion and Sediment Management</i> and <i>SPS Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, April 2019 (the CSWMSP).	Non-compliance from previous audit: Consultation is required in the preparation of the CNVSMP. No evidence was available to demonstrate that this had occurred. This has been resolved through implementation of ongoing consultation (rather than through updates to the plan). School information booth records (Oct 19 – Jan 20) show that issues including environmental issues were discussed. Agenda includes comms / environmental issues, progress, design issues, future disruptions.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional	Interview with auditees 14/02/20	No staging.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	measures or amendments to improve the environmental performance of the development).			
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 14/02/20	No staging.	Not triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Interview with auditees 14/02/20	No staging.	Not triggered
Demolition				
A14	Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Project Management Plan (Major Works), Beasy Pty Ltd, 18/01/2019 Memo titled "Crown Certificate", Beasy Pty Ltd, undated, stating "Please be advised that Beasy Pty Ltd will undertake works in accordance with the Code of Practice for Demolition Work (September 2016) for the above project. Please note works will also be conducted under the guidance of AS2601-2001." Stage 1 Demolition Plan, ADCO, prepared by Tanner Kibble Denton Architects, dated 09/11/2018 21/05/2019 letter from PCA confirming that the following documents "have been	A statement of compliance has been presented as has PCA acceptance. No change.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		received and accepted by this office”: - Crown Certificate (Statement of Compliance) prepared by Beasy - Project Management Plan (Major Works) prepared by Beasy dated 18 January 2019, Version 4 - Site Demolition Plan prepared by TKD Architects dated 9 November 2018 – Drawing Number AR-TD-CD-1201, Revision A - Stage 1 Demolition Plan prepared by ADCO - Stage 2 Demolition Plan prepared by ADCO”		
Structural Adequacy				
A15	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW’s approval before carrying out certain development in a Mine Subsidence District.</i>	Interview with auditees 21/02/20 21/05/2019 letter from PCA Design Confidence (PCA) Design Certificate 12/06/18.	Design Confidence has issued a Design Certificate confirming the Project complies with the BCA. Refer to response to CoC B5 regarding Modification 1 and PCA verification of compliance with BCA.	Compliant
External Walls and Cladding				
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Specifications for: - Bowral Bricks: Face Brickwork	Design Confidence has issued a Design Certificate confirming the Project complies with the BCA.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		- PGH Bricks: Seascape, Sea Salt; Vibrant, Tango; Vibrant, Watermelon Glazed Brickwork - Fairview: Equitone - Lysaght: Zenith range - Lysaght: products manufactured with BlueScope steel - Brickworks: Bowral bricks Interview with auditees 21/02/20 21/05/2019 letter from PCA Design Confidence (PCA) Design Certificate 12/06/18.	No change.	
Applicability of Guidelines				
A17	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The documents referred to in response to CoC B20 – B26.	The CEMP and sub-plans refer to relevant standards. Refer to responses to CoC B20-B26 and the previous audit report as to the adequacy of the plans.	Compliant
A18	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 21/02/20	No directions have been served.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Monitoring and Environmental Audits				
A19	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	This audit. Acoustic Logic noise and vibration monitoring report 11/02/20.	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained. This Audit has been carried out with regard to these requirements, along with ISO 19011 and the Departments IAPAR. Noise and vibration loggers placed on boundary during OSD works. Sighted photos and acoustic logic report 11/02/20. The results show elevated events of noise and vibration for short periods during OSD works. There does not appear to be any verified events that exceed structural damage criteria.	Compliant
Access to Information				
A20	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	https://www.schoolinfrastructure.nsw.gov.au/projects/s/schofields-public-school.html Interview with auditees 21/02/20 Letter notifying of publication of CCR1, dated 20/02/20	The Project website appears to contain the relevant information: - a)i): documents in A2. - a)ii): the development consent - a)iii): approved strategies, plans and programs. - a)iv): performance reports (PCCR and CCR1) - a)vi): a summary of the progress of the development. - a)ix) the audit report.	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	Letter notifying of publication of response to first Audit Report, dated 20/02/20	a)x) no other matters have been required. Non-compliance: The noise and vibration monitoring results from OSD works are not presented on the website as required by CoC A20a)v). The complaints register was last updated on 3/12/19 rather than monthly as required by CoC A20a)viii). Non-compliance: the current CEMP (dated 11/11/19), CWMSP (dated 13/01/20), ERSED Plan (with discharge protocols) are not on the website and therefore are not current, as required by CoC A20b).	
Compliance				
A21	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Hammertech induction program Civil contractor SoW: includes reference to comply with legislation as well as a reference to management of environmental risks. SSD provided to tenderers during tender period. Pre-starts and pre-work approvals ,maintained in Hammertech. Signage on site.	Online induction for specific project Included in contractor scope of works, the need to comply with ADCO environmental requirements. TBT gets uploaded with each authority to work. Every morning a pre-start is conducted. It includes TMP of vehicle movements on site. Identifies works to be undertaken, risks and controls for the works being undertaken on the day.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Safety alert 20/02/20 about discharging waters. Safety alert on silica dust 22/1/20. Prestart / TBT 1/2/20, 22/1/20, 19/11/19, 22/11/19, 30/09/19 Hammertech bulletins (various).	All formen attend ADCO prestart. They need to then demonstrate that have conducted prestarts with their personnel back to adco prior to 800 each day. The TBT include safety alerts that identify key issues with water discharging and actions required to prevent recurrence. Includes water discharge, silica dust, bushfire smoke, traffic control and asbestos management. Hammertech bulletins (which in addition to pre-starts) gets sent to workers phones as a text. It allows personnel o quickly and efficiently alert personnel of risks / controls. These are sent in the (includes incoming rain, parking limitations, strong winds)	
ADVISORY NOTES				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Interview with auditees 21/02/20 Site inspection 05/08/19 Notice of intent to remove asbestos to safework – 16/7/19 – 26/03/20 Asbestos removal Licence 212137	Other than licences required for asbestos removal works, the auditor did not observe the need for any licences beyond the SSD.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Design Modifications				
B1	Within three months of the commencement of construction works, the Applicant must refine the roof form of the school building to increase the penetration and distribution of natural light and increase airflow into the central area of the floorplan. Improved light levels must be demonstrated by submitting diagrams for interior lux levels in plan for both the submitted proposal and the proposed changes. Improved natural ventilation must be shown in a section plan. Amended plans must be submitted to the satisfaction of the Planning Secretary.	07/06/2019 letter TKD Architects to Department re condition B1, including revised designs 19/06/2019 Letter Department approving plan AR-SSDA-SK01 P2 (dated Aug 2019)	Plans submitted to the satisfaction of Planning Secretary (see letter 19/06/2019) No change.	Compliant
B2	Prior to the commencement of construction works, the Applicant must prepare amended plans to include four additional car parking spaces in the service vehicle manoeuvring area adjacent to the existing staff car park area accessed from St Albans Road (total 18 car parking spaces). Amended plans must be submitted to the Planning Secretary.	Site Plans- AR-TD-SSD-1102 Rev B dated 14/03/2019 Letter to DPIE, dated 29/04/19	Plans were updated and submitted to the Department. No change.	Compliant
Notification of Commencement				
B3	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Letter SINSW to the Department 17/5/19	Date of notified date of commencement of construction 22/5/19. No change.	Compliant
B4	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees 21/02/20	No staging	Not triggered
Certified Drawings				
B5	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	06/05/2019 Letter, Woolacotts Consulting Engineers to PCA 21/05/2019 letter from PCA	PCA provided written satisfaction of B5, structural engineer report. 06/05/2019 Woolacotts letter "certifies" that the design as shown in the drawings listed in the schedule complies with the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Design Confidence (PCA) Design Certificate 12/06/18. Email chain between TDK and Cadence and ADCO 27/02/20	relevant: clauses of the BCA; CoC; BCA Design assessment Report; Australian Standards; and accepted engineering practice and principles 21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “- Structural drawings prepared by Woolacotts Consulting Engineers dated 9th November 2018 - Structural Design Certificate prepared by Woolacotts Consulting Engineers dated 6 May 2019” Design Confidence has issued a Design Certificate confirming the Project complies with the BCA. Observation: Modification 1 included the raising of the roof of the main building. There was no evidence available to demonstrate that the revised drawings had been prepared by a structural engineer, or that the PCA had verified that the design still complied with the BCA.	
External Walls and Cladding				
B6	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	21/05/2019 letter from PCA Sch-07 Schedule of insulation & Barriers, TKD Architects	21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”:	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Specifications for: -Bowral Bricks: BK/F Face Brickwork - PGH Bricks: BK/G Glazed Brickwork - PGH Bricks: Vibrant Watermelon, Vibrant Tango and Seascape Sea Salt - Equitone: CFC Coloured Fibre Cement Cladding and Fascia, Equitone Natura Pro fibre cement panels with anti-graffiti coating, (except for the 'Techtiva' range). - Cemintel: PFC Prefinished Fibre Cladding, Cemintel Surround Marl (Air Cured 8mm CFC) fibre cement panels - Lysaght: Metal Wall Sheeting, Lysaght Longline 305 - CSR Bradford Acousticgard R1.7 Wall Batt - CSR Bradford Gold High Performance Wall Batt - CSR Bradford Supertel HD Foil Face Sch 02 Schedule of External Materials and Finishes: Face brickwork; Glazed Brickwork; Coloured Fibre Cement Cladding and Fascia; Prefinished Fibre Cladding; Soffit Lining; Metal Wall	"- SCH-02 Schedule of External Materials & Finishes prepared by TKD Architects - Issue A, dated 9 August 2018 - SCH-07 Schedule of Insulation & Barriers prepared by TKD Architects - Issue B, dated 29 April 2019" Design Confidence has issued a Design Certificate confirming the Project complies with the BCA. No change.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Sheeting; Lift Pit Waterproof Membrane; Wet Areas Waterproof Membrane; Corridors above internal spaces waterproof membrane Design Confidence (PCA) Design Certificate 12/06/18.		
B7	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Letter from SINSW to the Department 13/05/2019. PCA provided satisfaction 06/05/2019.	Notice was provided to the Department within 7 days of receiving confirmation from PCA. Refer to response to CoC B5.	Compliant
Protection of Public Infrastructure				
B8	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.	21/05/2019 PCA letter confirming that the following documents "have been received and accepted by this office": "- Dilapidation Inspection Report prepared by Jim's Building Inspections dated 20 June 2019" Jim's Building Inspections- Dilapidation Inspection Report for 58 St Albans Rd, Schofields- Inspection date 20/01/2019 Jim's Building Inspections- Dilapidation Inspection Report for Junction Rd and St	The project demonstrated that consultation and dilapidation had occurred and that this information was provide to the PCA and council. No change.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Albans Rd, Schofields- Inspection date 20/01/2019 Jim's Building Inspections- Dilapidation Inspection Report for Site 3375 Schofields Public School - Inspection date 20/01/2019 11/03/2019 email from ADCO to BCC purporting to attach dilapidation report (Junction and St Albans Rds)		
Site Contamination				
B9	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan dated 17 August 2018 and prepared by Environmental Investigation Services	Environmental Investigation Services, <i>Report to TKD Architects on Remediation Action Plan for Proposed School Redevelopment at Schofields Public School, Cnr St Albans & Junction Roads, Schofield</i> 20/03/2019s, NSW, 2762, 17/08/2019 (Remediation Action Plan) Email from Contaminated Sites Auditor to SINSW 02/08/19 14:22.	The Contaminated Sites Auditor advised that they were satisfied with remediation and that works could proceed. Observation from previous audit: in the correspondence, the Contaminated Sites Auditor noted that it would raise and issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23. Additional information has been sought to clarify this. Resolved.	Compliant
B10	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is	30/03/2011- Letter confirming engagement of NSW EPA accredited contaminated sites auditor, Ramboll Australia Pty Ltd	The auditor advised that they were satisfied with remediation and that works could proceed.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	suitable for the [insert relevant land use] land use and be provided to the satisfaction of the Certifying Authority.	Email from Site auditor to SINSW 02/08/19 14:22.	Observation from previous audit: in the correspondence, the Contaminated Sites Auditor noted that it would raise and issue of concern. The Project advised that this relates to the timing of CoC B9 and B10, as well as the conflicting timing specified in CoC D23. Additional information has been sought to clarify this. Resolved.	
Unexpected Contamination Procedure				
B11	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B21 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	ADCO- General Requirements- Contaminants ADCO-General Requirements- Cultural Heritage	The documents describe the steps to be undertaken with contamination. Earthworks have yet to commence. Observation from previous audit The Auditee has provided a response to the previous finding that the unexpected finds protocol was inconsistent across different documents, stating that it has the ADCO contamination procedure as an annexure of the CEMP (dealing with the handling and management of a variety of contaminants). This does not include an unexpected finds protocol. The procedure does however direct the reader to the ADCO Asbestos Management Procedure (which is not part of the CEMP). The last page of the Asbestos Management Procedure includes an unexpected finds	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			protocol specific to asbestos only. This version of the protocol is also placed on the Project noticeboard. The auditor notes that remediation works are complete and, therefore, potential for encountering contamination is low.	
Utilities and Services				
B12	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	26/11/2018 Letter Sydney Water to Schofield Public School- Notice of anticipated requirements for s 73 Certificate 18/04/19 letter from Jemena to SINSW for acceptance to undertake gas connection works Endeavour energy design and endorsement 510067 Endeavour SER for sub and connection	Approval from Sydney water obtained. Approval from Jemena obtained. Energy being delivered on behalf of BCC. BCC obtained prior approval. No change.	Compliant
B13	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Shelmerdines Consulting Engineers- 22/11/2018- Preliminary Electrical Maximum Demand Email 08/03/2019- Shelmerdines to TKD	Energy being delivered on behalf of BCC. BCC obtained prior approval. No change.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Architects re electrical supply and telecommunications Endeavour energy design and endorsement 510067 Endeavour SER for sub and connection		
Community Communication Strategy				
B14	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	CCS available on school infrastructure website at https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/s/schofields-ps/ssd/B14_-_CCS.pdf	CCS fulfils requirements of condition B14. No change	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B15	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	10/04/2019 Letter from DPE nominee of Secretary approving CCS for SSD 8740	CCS approved by nominee of Planning Secretary on 10/04/2019	Compliant
B16	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	10/04/2019 Letter from DPE nominee of Secretary approving CCS for SSD 8740	CCS approved 10/04/2019 Works commenced 22/05/19	Compliant
Ecologically Sustainable Development				
B17	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia, unless otherwise agreed by the Planning Secretary and submit evidence of registration to the Certifying Authority.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "-Email correspondence dated 28 March 2019, confirming receipt of application and executed certification agreement for Green Star registration by Green Building Council of Australia" 28/03/2019 Email confirming receipt of application for Green Star certification	Application dated 28/03/2019. PCA acceptance received 21/05/19 Notified commencement of construction was 22/05/19	Compliant
Outdoor Lighting				
B18	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "-Certificate of Design – Electrical Services prepared by Shelmerdines Consulting Engineers dated 13 March 2019"	Details of lighting submitted to PCA, documents "accepted" by PCA by letter dated 21/05/2019 Notified commencement of construction was 22/05/19	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		13/03/2019 letter from Shelmerdines Consulting Engineers to TKD Architects, Certificate of design – electrical services		
Access for People with Disabilities				
B19	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	PCA- Crown Certificate under ss 81A(6) and 109R EPA Act dated 12/06/2018- to “certify that the proposed design shall accord with the technical provisions of the Building Code of Australia (BCA) Volume 1 edition 2016 amendment 1, subject to compliance with the design documentation and conditions of issue listed below” Design Confidence (PCA) Design Certificate 12/06/18.	Design Confidence has issued a Design Certificate confirming the Project complies with the BCA.	Compliant
Environmental Management Plan Requirements				
B20	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the	<i>Project Management Plan, Environmental Management Plan, Environmental Risk Register, Schofields Public School 60 St Albans Road, Schofields NSW, ADCO, V1</i> dated 05/03/2019 (the CEMP), and the sub-plans as listed in CoC B21.	Construction Environmental Management Plan (CEMP) under CoC B21 is a suite of documents. In combination they address the requirements of this condition. Noise baseline data has been obtained. Statutory requirements and KPIs are identified in the CEMP and sub-plans. Measures for compliance and monitoring are identified within the CEMP and sub-	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	ADCO, General Requirements, Contaminants ADCO, General Requirements, Cultural Heritage	plans. Contingency, incident response, investigation and corrective actions are within the CEMP. Periodic review is in the CEMP	
Construction Environmental Management Plan				
B21	The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge;	<i>Project Management Plan, Environmental Management Plan, Environmental Risk Register, Schofields Public School 60 St Albans Road, Schofields NSW, ADCO, V4 dated 11/11/19 (the CEMP)</i>	Non-compliance from previous audit: The CEMP lacks a number of the matters set out at CoC B21, specifically: (a)(iv)- details of stormwater control and discharge. (a)(vi)- groundwater management plan	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B23); (c) Construction Noise and Vibration Management Sub-Plan (see condition B24); (d) Construction Waste Management Sub-Plan (see condition B25); (e) Construction Soil and Water Management Sub-Plan (see condition B26); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (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.	AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (the CTPMSP) <i>Schofields Public School Construction Noise & Vibration Management Plan</i>, March 2019, Wilkinson Murray (CNVMSP) ADCO, 13/11/19, <i>Waste Management Plan Schofields Public School</i> (The CWMSP) ADCO, General Requirements <i>Erosion and Sediment Management, SPS Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, 10/07/19 (in combination, the CSWMSP) ADCO, General Requirements, Contaminants (unexpected find protocol) ADCO, General Requirements, Cultural Heritage (Unexpected finds protocol heritage) CA approval of updated annexures 13/02/20	The Auditor notes that the matters at B21(h) are included in the CSWMP (but not the CEMP). Resolved. These matters have been included as annexures and approved by the CA on 13/02/20 (sighted approval email). Sighted annexures to the CEMP which includes the stormwater control and discharge. The current process does not include any criteria or hold points. It is recommended that these aspects be included in the procedure or within the hold point / permit system that supports the procedure. Geotech report JK Geotechnics Report 14/9/16 29695ZHRPT and the Conceptual Remediation Action Plan Schofields Public School EIS Ref: E29695KDrpt2-RAP verifies that there is not interface with groundwater (eg: no works near or below water table). Groundwater protection matters are dealt with through spill control as set out in CEMP under material storage.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B22	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Letter prepared by TKD Architects confirming the CEMP satisfied condition B22 dated 3 May 2019" 03/05/2019 letter from TKD Architects to Crown Certifying Authority, stating that "The CEMP has been reviewed and cross checked against the conditions by this office. (refer to the attached summary table at the end of this letter). The documentation issued satisfies condition B.22." Letter of submission of CEMP to DPIE, 10/05/19	The PCA approved the CEMP and sub-plans on 6/5/19 with further confirmation on 21/05/19). The Approved CEMP was submitted to the Department on 10/05/19. Notified date of commencement of construction was 22/05/19.	Compliant
B23	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to:	AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/10/19 (CTPMSP) Email 11/03/2019, from ADCO to RMS providing copy of CTPMSP for comments and review	Non-compliance from previous audit: The CTPMSP does not include the driver code of conduct required at B23(e) or the monitoring program required by B23(f). Sighted updated CTPMSP version 31/10/19, issued to CA on 19/2/20. The driver code of conduct is within Appendix A after the TCPs.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Email 11/03/2019 from ADCO to Blacktown Council providing copy of CTPMSP for comments and review Email 09/04/2019 from Blacktown Council to ADCO, no objection to CTPMSP Email 13/03/2019 from RMS to ADCO, advising that Blacktown Council is the authority with the care and control of the relevant roads	Monitoring methods are detailed on page 7.	
B24	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B24(d); and (f) include a complaints management system that would be implemented for the duration of the construction.	<i>Schofields Public School Construction Noise & Vibration Management Plan</i>, March 2019, Wilkinson Murray (CNVMSP) School information booth records (Oct 19 – Jan 20).	Non-compliance from previous audit: No evidence that the strategies listed in the CNVMSP have been developed with the community, as required by CoC B24(d) and (e). The auditee has provided a response which comprised presenting evidence that consultation with affected parties on environmental matters had occurred since the previous audit. School information booth records (Oct 19 – Jan 20). The minutes show that issues including environmental issues were discussed. Agenda includes comms / environmental	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			issues, progress, design issues, future disruptions.	
B25	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	ADCO, 13/01/20, <i>Waste Management Plan Schofields Public School</i> (The CWMSP) ADCO Asbestos Management procedure (Rev 3 21/3/19) Beasy SWMS 15/10/18 includes an ARCP Airsafe test reports June – August 2019	Non-compliance from previous audit: Although the CWMSP sets out “a list of estimated targets for waste products generated on this project”, these targets are percentages rather than quantities. Similarly, although the CWMSP sets out how waste will be disposed of, it does not detail the proposed locations The Auditor notes that, although there is no discussion in the CWMSP of containment and control of emission of fibres to the air, p 9 estimates 0% of waste will be asbestos. The CWMSP has been updated 13/01/20. It identifies two waste facilities (Camellia and Veolia Wallgrove). It has not been updated to include waste quantities. The processes to manage asbestos are not within the CWMSP, rather these are detailed within the ADCO Asbestos Management procedure (Rev 3 21/3/19).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Beasy SWMS 15/10/18 includes an ARCP. It includes detail on managing airborne fibres and disposal. Air monitoring was conducted during ACM removal works (sighted Airsafe test reports June – August 2019)	
B26	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas. (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	ADCO, General Requirements <i>Erosion and Sediment Management, SPS Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, April 2019 (in combination, the CSWMSP) Woolacotts Consulting Engineers, April 2019, Plan of the proposed development setting out proposed sediment control measures and locations of those measures, C11-C1 13/03/2019-12/04/2019 Email chain between TKD Architects (Paul Dyson) and Blacktown City Council (Tony Merrilees) <i>Environmental Impact Statement Schofields Public School 60 St Albans Road, Schofields, Urbis, March 2018</i>	Non-compliance from previous audit: The Auditor notes that no one document fulfils all of the various criteria for the CSWMSP. The Auditor has taken the following two documents, read together, as the CSWMSP for the project: - ADCO, General Requirements <i>Erosion and Sediment Management - SPS Sediment16-162_C11[C1] Sediment Control Plan</i>, Woolacotts, April 2019. Additionally, the Plan is not explicit in actions during different flood flows. The civil engineer responsible confirmed via separate correspondence that the plan (and the recommended controls) apply to all flow events. With this in mind, the Auditor expects to see all controls fully in place prior to small and large events. Observation: Sighted annexures to the CEMP which includes the stormwater control and discharge. The current process does not	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		(from major projects website) Email correspondence from civil engineer 22 and 23/08/19 ERSED Plan 10/07/19	include any criteria or hold points. It is recommended that these aspects be included in the procedure or within the hold point / permit system that supports the procedure.	
Construction Parking				
B27	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for construction and heavy vehicles (excluding site personnel) to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	AAA Traffic Control Pty Ltd, <i>Construction Traffic Management Plan</i>, 13/02/2019	No need for HV parking. Laydown sighted TCPs in CTPMSP.	Compliant
Road Design and Traffic Facilities.				
B28	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Interview with auditees 21/02/20 Site inspection 05/08/19	No road and traffic facility works are being delivered by the project. These are being delivered by BCC.	Not triggered.
Stormwater Management System				
B29	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development in consultation with Council and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) must include use of an on-site concrete detention tank (rather than Atlantis cells); (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; and (f) divert existing clean surface water around operational areas of the site.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Email correspondence dated 4 April 2019, relating to Blacktown City Council acceptance of deferment of condition B29(c)" Email chain 13/03/2019-26/03/2019 between Woolacotts (James Georgiades), TKD Architects	Woolacotts engineering has prepared design plans for operational stormwater management plan. The plans were prepared in consultation with BCC. PCA has provided satisfaction	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		(Paul Dyson), Blacktown City Council (Tony Merrilees) Email chain 03/04/2019-04/04/2019 between Dept Education (Claudio Savian), Blacktown CC (Tony Merrilees), Cadence Australia (Bonde Ilievski) Woolacotts, May 2019, On site detention tank plan, C14-C2 Woolacotts, April 2019, Civil Details- sheet 3, C12-C2 Woolacotts, April 2019, Civil Details- sheet 4, C13-C2 Woolacotts, April 2019, Civil Works Plan- sheet 5, C6-C3		
B30	The nineteen (19) 200 micron Enviropods and eighteen (18) 460mm high Stormfilter cartridges supplied by Stormwater 360 are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.	Email chain 08/05/2019-10/05/2019, between ADCO (Albert Wong), Woolacotts (James Georgiades), TKD Architects (Paul Dyson), Cadence Australia (Mary Sakr)	Email chain details that "The requirement for enviropod inserts and the stormfilter cartridges have been documented on civil drawings C9 and C6 respectively." And that "ADCO will construct the below in accordance to Woolacott's design documentations."	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B31	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Assessment by Wilkinson Murray dated September 2017, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this	Certifying authority has "accepted" "Mechanical Services – Acoustics Design Statement prepared by Wilkinson Murray confirming	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Assessment by Wilkinson Murray dated September 2017.	office": "Mechanical Services – Acoustics Design Statement prepared by Wilkinson Murray confirming mechanical services documentation satisfies the requirements of condition B31, dated 16 April 2019" 16/04/2019 Letter Wilkinson Murray (Lee Hudson) to TKD Architects (Paul Dyson), Schofields Public School – Design Statement; Mechanical Services- Acoustics	mechanical services documentation satisfies the requirements of condition B31, dated 16 April 2019"	
Construction and Demolition Waste Management				
B32	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site. Operational Waste Storage and Processing B33. Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Email chain, 11/03/2019-13/03/2019 between RMS (Mohammed Irfan), ADCO (Albert Wong) Email chain 11/03/2019-09/04/2019, between ADCO (Albert Wong) and Blacktown CC (Abdun Noor) re CTAMP	Routes were reported to RMS and BCC.	Compliant
Operational Waste Storage and Processing				
B33	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Letter, 08/03/2019, Schofields Public School (Colin Ross) "to whom it may concern", setting out waste and recycling contract and days of collection	BCC does not undertake waste removal. It is managed via a private waste contractor.	Not triggered.
Mechanical Ventilation				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B34	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “Certificate of Design – Mechanical Services prepared by Shelmerdines Consulting Engineers dated 5 April 2019” ‘Certificate of design – mechanical services’, 12/06/2018, from Shelmerdines Consulting Engineers “certify that the design of the mechanical services for the above project is in accordance with the requirements of the Building Code of Australia, relevant Australian Standard and relevant conditions of the Development Consent.” Including Australian Standards AS/NZS 1668.1-2015 and AS1668.2-2012. Design Confidence (PCA) Design Certificate 12/06/18.	Certifying authority has “accepted” “Certificate of Design – Mechanical Services prepared by Shelmerdines Consulting Engineers dated 5 April 2019” Design Confidence has issued a Design Certificate confirming the Project complies with the BCA.	Compliant
Rainwater Harvesting				
B35	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Letter 18/04/2019, Woolacotts to TKDA, stating “We certify that the design of the rainwater re-use is fit for purpose as shown on	Woolacotts principal engineer certified the rainwater harvest system.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		drawings listed in schedule A." Drawing H14A, Schofields Public School Detail Sheet, October 2018, Woolacotts Consulting Engineers Drawing H01A, Schofields Public School Site Plan, May 2018, Woolacotts Consulting Engineers		
Roadworks and Access				
B36	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles.	AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 Email 11/03/2019, from ADCO to RMS providing copy of CTMP for comments and review Email 11/03/2019 from ADCO to Blacktown Council providing copy of CTMP for comments and review Email 09/04/2019 from Blacktown Council to ADCO, no objection to CTMP Email 13/03/2019 from RMS to ADCO, advising that Blacktown Council is the	This information is captured in the CTAMP, which was consulted on with BCC. Refer CTAMP and consultation letter for B23. Non-compliance: the CTAMP did not include a swept path analysis to verify that the access to accommodate the turning path of the Project vehicles. To address this non-compliance, the design details of the construction site access were submitted to Council in December 2019 and confirmation of no issue with the current arrangement was provide by Council on 5/12/19. No further action required at this time.	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		authority with the care and control of the relevant roads Non-compliance report to the Department, 06/12/19. TN148-149 swept path analysis 27/11/19.		
Car Parking and Service Vehicle Layout				
B37	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 18 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Design Compliance Statement prepared by Traffix confirming compliance with the requirements of condition B37, dated 18 April 2019" 18/04/2019 letter, 'Design Compliance Statement for Construction Certificate' from Traffix Traffic and Transport Planners to TDKA, confirming "that the abovementioned drawings have been drafted in accordance with the relevant Australian Standard AS2890.1 (2004) and AS2890.2 (2002) as applicable." Drawing titled '8 SSDA Condition B2- Parking'	Certifying authority has "accepted" submission of "Design Compliance Statement prepared by Traffix confirming compliance with the requirements of condition B37, dated 18 April 2019"	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Drawing titled '9 SSDA Condition B37 – Turning circle' Specs for 'Frontlift Truck 8 x 4'		
Bicycle Parking and End-of-Trip Facilities				
B38	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 48 staff and visitor/student bicycle parking spaces as shown on the proposed site plan AR-TD-SSD-1102 Rev A, dated 16/10/18; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Design statement prepared by TKD Architects confirming compliance with condition B38, dated 5 April 2019" 05/04/2019 letter, from TKDA (Paul Dyson) to PCA, setting out compliance with CoC B38 Street Furniture Australia, August 2018, specs for semi hoop bike parking, including "complies with AS2890.3 Class 3" Drawing titled 'Schofields Public School SSDA Response', TKDA, August 2017, drawing No. AR-SSDA-SK02	Certifying authority has "accepted" the 05/05/2019 letter from TKDA, setting out B38(a)-(e) and that "these conditions have been addressed"	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Public Domain Works				
B39	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "- Landscape Masterplan prepared by Context Landscape Design dated 19 January 2018 – Drawing Number L101, Issue A. Site Demolition Plan prepared by TKD Architects dated 26 March 2018 – Drawing Number AR-TD-SSD-1201, Revision P6 - Civil Works Plan – Sheet 1 prepared by Woolacotts Consulting Engineers dated 15 November 2018 – Drawing Number C2, Amendment C1 - Civil Works Plan – Sheet 4 prepared by Woolacotts Consulting Engineers dated 15 November 2018 – Drawing Number C5, Amendment C1"	No public domain or footpath works undertaken	Not triggered.
Compliance Reporting				
B40	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Compliance Monitoring and Reporting Program prepared by	The CMRP was prepared and submitted to the necessary parties by the required time.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		OneThree Consulting (Revision V1.0) dated May 2019" Letter SINSW to THE DEPARTMENT 3/5/19. <i>Compliance Monitoring and Reporting Program Project: Schofields Public School, May 2019, OneThree Consulting</i>		
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Schofields Public School Pre-Construction Compliance Report, Cadence 20/05/19, and version 4 02/08/19. Letter of submission of Pre-Construction Compliance Report to DPIE, dated 21/05/19. CCR1 version 8, 10/02/20. Email from Department to SINSW 28/01/19, and response 10/02/20. SINSW notice to the Department of publication of CCR1, dated 27/02/20.	Non-compliance: The initial CCR was submitted 4/12/19. The Department provided comments on the CCR, stating that it did not meet the requirements of the Compliance Reporting Post Approval Requirements (Department 2018). As a result the CCR was updated and resubmitted on 10/02/20. On 20/02/20 SINSW notified the department that the initial CCR will be published by 27/02/20. Version 8, dated 10/02/20 is currently online.	Non-compliant
B42	The Department of Education must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done	21/05/2019 letter from PCA confirming that the following documents "have been received and accepted by this office": "Pre-Construction	The initial CCR was submitted 4/12/19. The Department provided comments on the CCR, stating that it did not meet the requirements of the Compliance Reporting Post	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Compliance Report prepared by Cadence Australia dated 20 May 2019, Version 2.0" <i>Schofields Public School Pre-Construction Compliance Report</i>, v 2.0, 20 May 2019, Cadence Australia, and V4 02/08/19. Email, 20/06/2019, Cadence (Mary Sakr) to PCA (Nicolas Hurtado) attaching PCCR Email, 21/05/2019, Cadence (Mary Sakr) to PCA (Nicolas Hurtado and Beatrice Ong) attaching PCCR Letter of submission of Pre-Construction Compliance Report to DPIE, dated 21/05/19 CCR1 version 8, 10/02/20. Email from Department to SINSW 28/01/19, and response 10/02/20. SINSW notice to the Department of publication of CCR1, dated 27/02/20.	Approval Requirements (Department 2018). As a result the CCR was updated and resubmitted on 10/02/20. On 20/02/20 SINSW notified the department that the initial CCR will be published by 27/02/20. Version 8, dated 10/02/20 is currently online.	
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may	-	The Project is in construction.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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			
PART C DURING CONSTRUCTION				
Approved Plans to be On-site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Site inspection 21/02/20	Aconex is used for certified documents. The latest approved plans (including from mod 1) were available on site	Compliant
Site Notice				
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Site inspection 21/02/20	Site notices were in a prominent location and contained the relevant information. Signage included: - dimensions at least of the size specified in this requirement, - is made from metal (durable) - hours are included, as are names and contact details of PM. And complaints line. - Is mounted in plain view at eye level and states 'no entry'.	Compliant
Operation of Plant and Equipment				
C3	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and	Hammertech plant maintenance records (boom	Hammertech tracks service completed and service due. Current hours. All plant is tracked to check	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) operated in a proper and efficient manner.	lift, scissorlift, franner (Dec 19 – Jan 2019) Hammertech operator competency files (mobile crane operator, boom lift). SWMS reviews (steel point fabrication, fredon air,)	when service is due. Records show that maintenance is occurring as scheduled. Hammertech maintains operator tickets. Records show that operators are competent. SWMS reviews carried out every 3-6 months on work crews (or weekly for high risk work). Records show work teams are generally compliant with SWMS and ticketed. There are 5 x high risk reviews and 5 x SWMS reviews completed in 2020, more completed under 2019, but filed elsewhere). No issues observed on site.	
Demolition				
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Project Management Plan (Major Works), Beasy Pty Ltd, 18/01/2019 Memo titled “Crown Certificate”, Beasy Pty Ltd, undated, stating “Please be advised that Beasy Pty Ltd will undertake works in accordance with the Code of Practice for Demolition Work (September 2016) for the above project.	A statement of compliance has been presented as has PCA acceptance.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Please note works will also be conducted under the guidance of AS2601-2001.” Stage 1 Demolition Plan, ADCO, prepared by Tanner Kibble Denton Architects, dated 09/11/2018 21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “- Crown Certificate (Statement of Compliance) prepared by Beasy - Project Management Plan (Major Works) prepared by Beasy dated 18 January 2019, Version 4 - Site Demolition Plan prepared by TKD Architects dated 9 November 2018 – Drawing Number AR-TD-CD-1201, Revision A - Stage 1 Demolition Plan prepared by ADCO - Stage 2 Demolition Plan prepared by ADCO”		
Construction Hours				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) (a) between 7am and 6pm, Mondays to Fridays inclusive; and	Induction sighted 05/08/19, and 04/03/2020	Construction hours are identified in the Project induction and posted on internal notice board.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site inspection 21/02/20		
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	<i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) Interview with auditees 21/02/20	The CNVMSP details when OOHW can occur. The Project team acknowledged that they may need to seek Departmental approval for OOHW and that this would have a 28 day lead time.	Not triggered
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) Interview with auditees 21/02/20	The CNVMSP details this requirement. The Project team acknowledged that they would notify potentially affected stakeholders should OOHW be required.	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Interview with auditees 21/02/20 Induction sighted 05/08/19, and 04/03/2020	The works do not require these construction methods.	Not triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Site inspection 21/02/20 Weekly inspection forms 09/01/20, 10/02/20, 15/01/20 Hammertech induction program	The Project was observed to be implementing the CEMP and sub-plans, training personnel, communicating requirements and carrying out inspections and monitoring. Refer to evidence and findings detailed elsewhere within the audit table.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Prestart / TBT 1/2/20, 22/1/20, 19/11/19, 22/11/19, 30/09/19 Hammertech bulletins (various). Acoustic Logic Noise and Vibration monitoring report 11/02/20 ADCO email to workforce 28 and 31/01/20	Observation: Housekeeping was communicated to the workforce as a problem in January 2020. During the site inspection on 21/02/20 the auditor and SINSW noted that this remains an issue on site and needs to be addressed.	
Construction Traffic				
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site inspection 05/08/19 AAA Traffic Control Pty Ltd, Construction Traffic Management Plan, dated 13/02/19 (CTPMSP)	The CTPMSP identifies HV access and egress. No HVs park on site other than for loading and unloading. No issues observed on site.	Compliant
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Interview with auditees 21/02/20	There has not been a need for an ROL to date.	Not triggered
SafeWork Requirements				
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site inspection 21/02/20 Weekly inspection forms 09/01/20, 10/02/20, 15/01/20 Hammertech induction program	The site is suitably secured. Hammertech is an online system that tracks training, tickets and so forth and is managed by the site safety advisor. Non-compliance: 2 x improvement notices and 4 x prohibition notices were issued by SafeWork during	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Prestart / TBT 1/2/20, 22/1/20, 19/11/19, 22/11/19, 30/09/19 Hammertech bulletins (various). Hammertech plant maintenance records (boom lift, scissorlift, franner (Dec 19 – Jan 2019) Hammertech operator competency files (mobile crane operator, boom lift). SWMS reviews (steel point fabrication, fredon air,) SafeWork Improvement Notices 7-370652, 7-370642, SafeWork Prohibition Notices 7-370475, 7-370509, 7-370511, 7-370512	February 2020. These related to unsafe scaffolding being in place following the large rain event. The notices required the area to be isolated and remedial works carried out and certified prior to recommencement of works. To note: ADCO contest the finding of this issue being a non-compliance with CoC C12 as works were not being conducted on the scaffolding between the rain event and the issuing of the SafeWork notices. Regardless, the Auditor is of the opinion that full compliance with this condition cannot be demonstrated in consideration of the evidence available.	
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection 21/02/20	No hoarding is installed. No graffiti was observed on site fencing.	Compliant
No Obstruction of Public Way				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection 21/02/20	The works are wholly contained within the Project boundary. There are no obstructions.	Compliant
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site inspection 21/02/20 Project updates December 2018 – December 2019. Acoustic Logic noise and vibration monitoring report 11/02/20.	Project updates advise potentially affected stakeholders of construction related issues. Complaints register has not identified any issues with noise on the SSD (check register online). Noise and vibration loggers placed on boundary during OSD works. Sighted photos and acoustic logic report 11/02/20. The results show elevated events of noise and vibration for short periods during OSD works. There does not appear to be any verified events that exceed structural damage criteria.	Compliant
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Induction sighted 04/03/2020 Site inspection 21/02/20	Construction hours are identified in the Project induction and posted on internal notice board. Observation from previous audit: the Saturday hours on the notice board are stated as 7am-3pm and do not align with the hours in this condition. This has been corrected.	Compliant
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible	Site inspection 21/02/20	The site size or layout means that plant movements are not extensive.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Interview with auditees 21/02/20	Non-tonal is fitted to the manitou, but not the scissorlift.	
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Refer response to CoCs C5 – C8 and C15 – C17 and Appendix B	The Project does not appear to be emitting noise beyond that predicted in the CNVMSP	Compliant
Vibration Criteria				
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	<i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP) Site inspection 21/02/20 Acoustic Logic noise and vibration monitoring report 11/02/20.	The CNVMSP states that vibration impacts do not pose a significant risk. The Acoustic Logic Noise and Vibration Monitoring report indicates satisfactory results. There are no high-vibration activities being undertaken. No issues observed on site.	Compliant
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Site inspection 21/02/20	No compactors are being used on site.	Not triggered
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B24 of this consent.	<i>Schofields Public School Construction Noise & Vibration Management Plan</i> , March 2019, Wilkinson Murray (CNVMSP)	The CNVMSP identifies that vibration impacts are unlikely but may occur, and provides mitigation measures if needed.	Compliant
Tree Protection				
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during	Email from arborist to ADCO 30/7/19 Site inspection 21/02/20, Correspondence between arborist and ADCO 07/08/19, 25/09/19, 12/11/19	No street trees have been cut or damaged. Tree Protection Zones are installed on site. Non-compliance against CoC C22(c):	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment & Development Impact Report by RainTree Consulting dated 19 January 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Arborist inspection report 22/02/20	Some small amounts of equipment and materials were placed within the Tree Protection Zones. Non-compliance against CoC C22(d): Works were required to be carried out within the Tree Protection Zones for OSD works. The Project has provided evidence of correspondence with the Arborist, but the evidence does not demonstrate that the Arborist provided supervision during these works. Additionally, the Arborist report from 22/02/20 states that a tree had been struck by an excavator due to lack of protection.	
Dust Minimisation				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 21/02/20	Hoses were available on site. used. Observation: the large stockpile of material to be placed back over the OSD Tank is unconsolidated and not stabilised. This may have the potential to generate dust during unfavourable conditions.	Compliant
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and	Site inspection 21/02/20	Hoses were available on site. used. Site haul roads and access points were stabilised. Site rehabilitation is yet to commence. Observation: the large stockpile of material to be placed back over the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		OSD Tank is unconsolidated and not stabilised. This may have the potential to generate dust during unfavourable conditions.	
Erosion and Sediment Control				
C25	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Site inspection 21/02/20 ADCO ICAM incident investigation report 10/02/20 Water quality test results 14/02/20 Correspondence from the EPA to ADCO 21/01/20 Correspondence from SINSW to the Department 14/02/20.	ERSED controls were generally installed correctly during the site visit. Observation from previous audit: the rumble grid on the south western gate needs to be cleaned and its positioned reviewed against the CSWMSP. Sediment fences on the south western and south eastern boundaries need to be keyed into the ground surface as per the requirements of the ERSED Plan and the document commonly referred to as the Blue Book. Resolved. Observation: On 10/10/20, following approx. 300mm of rain falling over the preceding 3 day period, ADCO commenced pumping water from the construction site to the nearby playing grounds. The decision was made to prevent overtopping water from undermining the foundations of the temporary school, which sits down gradient of the new school construction site. The discharge resulted in sediment	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			laden water being released to the environment. A community member raised a complaint and, subsequently, the EPA and Department investigated the matter. The Auditor has enquired with the Project and they advise that the design capacity of the temporary soil and water controls is for a 1 in 10 year rain event and the 300mm rain event exceeding this design capacity by a significant margin. Test results (taken from the ISD and onsite excavation after the event) show that, other than sediment loading (65-390mg/L TSS) and elevated pH (8.5 – 10), the discharge water was generally consistent with the most applicable ANZECC criteria. It is the Auditors opinion that it is possible that sediment loading during the discharge was significantly higher than that tested. The Auditor observes that ADCO have trained the workforce on the requirements around discharging water, but have not introduced a formal hold point to control such situations. The Auditor further observes the layout of the temporary school and the construction site and accepts that a significant amount of water would pose risk to damage of the temporary school if not diverted.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Imported Soil				
C26	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department/Certifying Authority upon request.	Material import register June 2019 – January 2020.	The register includes material, certificate, volumes. No soil has been imported to date, only aggregate product. The reports identify that the material is covered under EPA exemption..	Compliant
Disposal of Seepage and Stormwater				
C27	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Interview with auditees 21/02/20 ADCO ICAM incident investigation report 10/02/20 Water quality test results 14/02/20 Correspondence from the EPA to ADCO 21/01/20 Correspondence from SINSW to the Department 14/02/20.	Refer to response to CoC C25. No discharge to street stormwater has occurred. Observation: This standard condition is problematic as the EPA is generally reluctant to licence non-scheduled activities unless otherwise justified by the applicant. This was confirmed by the EPA in their response to the discharge event on 10/02/20. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste (or discharge to the environment other than stormwater, as was the case on 10/02/20). The auditor notes that generally Sydney Water are also reluctant to permit disposal of rainwater captured on construction sites to sewer due to sediment loading. Considering the supposed intention of this condition (to prevent the pollution of waters), the auditor suggests the Project contact the	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the consent even if the discharges comply with S120 of the POEO Act (and do not result in the pollution of waters).	
Unexpected Finds Protocol- Aboriginal Heritage				
C28	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	ADCO General Requirements - Cultural Heritage Interview with auditees 21/02/20	The ADCO General Requirements document relating to heritage identifies the necessary steps in this condition to be followed in the event of encountering a suspected heritage item. No finds to date.	Not triggered.
Unexpected Finds Protocol- Historic Heritage				
C29	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	ADCO General Requirements - Cultural Heritage Interview with auditees 21/02/20	The ADCO General Requirements document relating to heritage identifies the necessary steps in this condition to be followed in the event of encountering a suspected heritage item. No finds to date.	Not triggered.
Waste Storage and Processing				
C30	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 21/02/20 ADCO email to workforce 28 and 31/01/20	Waste skips in designated locations are being used. No waste is observed beyond Project boundary.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Observation: Housekeeping was communicated to the workforce as a problem in January 2020. During the site inspection on 21/02/20 the auditor and SINSW noted that this remains an issue on site and needs to be addressed.	
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Just Skip Bins Monthly Waste Reports July 19 – January 2020. Beasy tip dockets for asbestos waste July 2019	Skip bins wastes are pre-classified (e.g.: GSW, building and demolition waste). Asbestos waste is pre-classified under the Waste Classification guidelines. Material records were available during the audit.	Compliant
C32	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection 21/02/20	The site is such that all HVs are positioned within the site. Stabilised access is in place at both gates to prevent material tracking. Observation from previous audit: The rumble grid on the south western gate needs to be cleaned and its position reviewed against the requirements of the CSWMSP. This has been resolved.	Compliant
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 21/02/20 Interview with auditees 21/02/20	Concrete waste bags (bulky bags) are available for use. Refer response to CoC C25, noting that the elevated pH is likely due to interaction with concrete on site.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		ADCO ICAM incident investigation report 10/02/20 Water quality test results 14/02/20 Correspondence from the EPA to ADCO 21/01/20 Correspondence from SINSW to the Department 14/02/20.		
Handling of Asbestos				
C34	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Notice of intent to remove asbestos to SafeWork – 16/7/19 – 26/03/20 Asbestos removal Licence 212137 Beasy tip dockets for asbestos waste July 2019 Beasy SWMS 15/10/18 includes an ARCP. It includes detail on managing airborne fibres and disposal. Air monitoring was conducted during ACM removal works (sighted Airsafe test reports June – August 2019).	The Project used licenced asbestos removalists and notified SafeWork of the removal works. The Pre-classified waste material was tracked and records suggest that it was disposed of at a licenced waste facility. The facility on the docket appears to align with the facility identified in the CWMSP.	Compliant
Community Engagement				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C35	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Project updates December 2018 – June 2019. School information booth records (Oct 19 – Jan 20). Project updates occur every two months. https://www.schoolinfrastructure.nsw.gov.au/projects/s/schofields-public-school.html	Consultation with interested stakeholders has been ongoing during construction. School information booth records (Oct 19 – Jan 20). The minutes show that issues including environmental issues were discussed. Agenda includes comms / environmental issues, progress, design issues, future disruptions.	Compliant
Independent Environmental Audit				
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Department approval of WolfPeak 7/5/19	07/05/2019, letter from Department, nominee of Secretary agreeing to S Fermio and D Low as IA under C36	Compliant
C37	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	21/05/2019 letter from PCA confirming that the following documents “have been received and accepted by this office”: “Independent Audit Program prepared by Wolf Peak - Revision V1.1, dated 23 April 2019” Letter SINSW to the Department 29/4/19 submission of audit program. Audit Program, 23/04/2019, WolfPeak	Non-compliance from previous audit: The audit program was submitted on 29/4/19. Construction commenced 22/5/19. Closed.	Not triggered.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C38	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Audit Program, 23/04/2019, WolfPeak	The audit program identifies the frequencies as specified by this condition and the IAPAR	Compliant
C39	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced	Audit Program, 23/04/2019, WolfPeak	The audit program identifies the frequencies as specified by this condition and the IAPAR	Compliant
C40	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	WolfPeak independent Audit Report 30/08/19 This audit	This audit is being conducted in accordance with the IAPAR. Non-compliance: the second independent audit report was not completed within 6 months of the first independent audit (being the end of February 2020) due to a scheduling error by the auditor and additional time required to consider evidence presented in relation to the 10/02/20 discharge event and the SafeWork notices. .	Non-compliant
C41	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 C38 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and	Email evidence of lodgement of SINSW response to Audit Report, 24/01/20, and cover letter dated 20/02/20. Email evidence of notification of publication of response and audit report being placed on website 20/02/20.	Non-compliance: the SINSW response to the audit findings was not submitted with the Audit Report (in August 2019), rather it was not provided until 20/02/20. It is noted that the response must go up on the Project website within 60 days of the 20/02/20 and	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	notify the Department and the Certifying Authority in writing at least seven days before this is done.		notification must be provided 7 days prior to this occurring.	
C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	-	The Project is under construction.	Not triggered.
Incident Notification, Reporting and Response				
C43	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with auditees 21/02/20 ADCO incident register 13/12/18 – 12/02/20 ADCO ICAM incident investigation report 10/02/20 Water quality test results 14/02/20 Correspondence from the EPA to ADCO 21/01/20 Correspondence from SINSW to the Department 14/02/20	Observation: Refer response to CoC C25. A notifiable incident under the consent is one that causes or threatens to cause material harm to the environment, or costs greater than \$10k to rectify the issue. Based on the evidence provided in response to the incident it is unclear whether the incident met the thresholds set out by the definition, given the circumstances.	Not triggered
C44	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	As above.	As above.	Not triggered
Non-Compliance Notification				
C45	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with auditees 21/02/20 Non-compliance notification 22/08/19 (for A20), 6/12/19	Non-compliance: the notifications of non-compliances, made on 12/11/19, were in relation to non-compliances identified in the last independent audit (finalised on	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		(for B36), 12/11/19 (for A10, B21, B23, B24, B25, B26, B42, C2, C37, C40) and 10/02/20 (for C45).	30/08/19). The reporting was beyond the 7 days period specified by this condition. This was reported in the non-compliance notification of 10/02/20.	
C46	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance..	Refer response to CoC C45	Refer response to CoC C45. The notifications contain the necessary information.	Compliant
C47	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Refer response to CoC C45	None of the non-compliance notifications were also reported as incidents.	Not triggered.
Revision of Strategies, Plans and Programs				
C48	Within three months of: (e) the submission of a compliance report under condition B40; (f) the submission of an incident report under condition C43; (g) the submission of an Independent Audit under condition C40; (h) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Interview with auditees 21/02/20 Letter of submission of Pre-Construction Compliance Report to DPIE, dated 21/05/19 CCR1 version 8, 10/02/20. WolfPeak independent Audit Report 30/08/19 Incident ICAM investigation report 10/02/20 CEMP V4 11/11/19 CWMSP V1 13/01/20	The correspondence provided to the Department on 12/11/19 (non-compliance reporting) identifies that the CEMP and sub-plans were reviewed and updated as appropriate. Non-compliance: there is no evidence to demonstrate that the Certifying Authority was also notified of the review. Based on evidence provided, the certifying authority was not provided updated plans until 13/02/20.	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		CSWMSP (ERSED Plan) 10/07/19 Non-compliance notification 12/11/19 (for A10, B21, B23, B24, B25, B26, B42, C2, C37, C40). Correspondence from Cadence to Certifying Authority 13/02/20		
C49	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Interview with auditees 21/02/20 Evidence referred to above.	The revisions were approved by the certifying authority on 14/02/20	Compliant
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not triggered
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.			Not triggered
Post-construction Dilapidation Report				
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.			Not triggered
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by this consent.</i>			Not triggered
Utilities and Services				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D6	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .			Not triggered
Works as Executed Plans				
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.			Not triggered
Green Travel Plan				
D8	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: a) be prepared by a suitably qualified traffic consultant in consultation with Blacktown City Council and (Sydney Coordination Office) Transport for NSW; b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; c) include specific tools and actions to help achieve the objectives and mode share targets; d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.			Not triggered
Operational Transport and Access Management Plan (OTAMP)				
D9	An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking located within Junction Road and St Albans Road, including staff management/traffic controller arrangements; (d) the location and operational management procedures of the drop-off and pick-up of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations along Junction Road and St Albans Road, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) restrictions on hours for delivery and services vehicle access onto the site outside core school hours; (g) restriction on hours for use of the four parking spaces located within the turning area to the south of the existing car park to times outside of the service vehicle delivery hours as required by Condition D9(f); (h) management of approved access arrangements; (i) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Junction Road and St Albans Road; (j) car parking arrangements and management associated with the proposed use of school facilities by community members; and (k) a monitoring and review program. The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.			

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) Kerb, gutter and footpath along the eastern frontage has been constructed along Junction Road between Station Street and St Albans Road.			
Road Damage				
D15	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.			Not triggered
Fire Safety Certification				
D16	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not triggered
Structural Inspection Certificate				
D17	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			Not triggered
Compliance with Food Code				
D18	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.			Not triggered
Stormwater Quality Management Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D19	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.			Not triggered
D20	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.			Not triggered
On-Site Detention System				
D21	Provide a Restriction to User and Positive Covenant over the On-Site Detention System in accordance with the requirements of Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with Land & Property Information.			Not triggered
D22	Provide a minimum 4m wide drainage easement with a Restriction to User over Lot 20 DP 2912 over the centreline of the existing Council stormwater pipe in favour of Council as per the Engineering Guide for Development. The Restriction to User and drainage easement must be registered with NSW Land Registry Service.			Not triggered
D23	Provide a minimum 2.5m wide drainage easement with a Restriction to User over Lot 20 DP 2912 over the centreline of the proposed 525mm stormwater pipe in favour of Lot 21 DP 2912 as per the Engineering Guide for Development. The Restriction to User and drainage easement must be registered with NSW Land Registry Service.			Not triggered
D24	Provide a Restriction to User and Positive Covenant for Overland Flowpath from Junction Street over the full width of the overland flow extents in the peak 1 in 100 year ARI event considering the Council pipe half blocked in accordance with the requirements of the Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services.			Not triggered
D25	The restrictions to user and positive covenants referred to in D21-D24 above must be established at no cost to Council.			Not triggered
Rainwater Harvesting				
D26	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Warm Water Systems and Cooling Systems				
D27	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not triggered
Outdoor Lighting				
D28	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			Not triggered
Signage				
D29	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.			Not triggered
D30	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.			Not triggered
D31	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.			Not triggered
Operational Waste Management Plan				
D32	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the operational waste management plan prepared by Foresight Environmental dated 13 February 2018.			
Validation Report				
D33	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) discussion of the suitability the remediated areas for the intended land use; and (vii) any other requirement relevant to the project. Site Audit Report and Site Audit Statement			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D34	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).			Not triggered
D35	Within 12 months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's <i>Guidelines for the NSW Site Auditor Scheme</i> (3rd Edition) 2017.			Not triggered
Landscape Management Plan				
D36	Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the 46 52 new trees and plant species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (c) be consistent with the Applicant's Management and Mitigation Measures at RtS. SSD 8740 MOD-1			Not triggered
Speed Limit Authorisation				
D37	The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.			
Ecologically Sustainable Development				
D38	Within six months of commencement of operation, Green Star certification must be obtained unless otherwise agreed to by the Planning Secretary, demonstrating the development achieves a minimum 4 star Green Star As Built rating. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.			Not triggered
Heritage Interpretation Strategy				
D39	The Applicant must implement the most recent version of the Heritage Interpretation Strategy prepared by TKD Architects. The strategy must include: (a) An interpretive panel including text and appropriate images; (b) Display Aboriginal archaeological items that may be found on the site with explanatory text describing their meaning; (c) Interpretive content in the school's website; (d) Compilation of oral histories given by people associated with the school in the past; (e) Retain in situ the 1923 building, Federation Pathway, John Curtin memorial tree and Gallipoli memorial tree. Install plaques concisely describing their history and meaning; (f) Children's artwork describing their response to the school			Not triggered
D40	A copy of the Heritage Interpretation Strategy must be provided to Council and the Certifying Authority and a copy retained on site.			Not triggered
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport;			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.			Not triggered
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.			Not triggered
E4	The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			Not triggered
E5	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first community event or use.			Not triggered
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.			Not triggered
Operation of Plant and Equipment				
E7	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) operated in a proper and efficient manner.			
Community Communication Strategy				
E8	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
Unobstructed Driveways and Parking Areas				
E9	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not triggered
Operational Noise Limits				
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Assessment prepared by Wilkinson Murray dated September 2017.			Not triggered
E11	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified the Noise and Vibration Assessment prepared by Wilkinson Murray dated September 2017. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not triggered
Green Travel Plan				
E12	The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.			Not triggered
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E13	Notwithstanding Condition D28, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not triggered
Fire Safety Certificate				
E14	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			Not triggered
Landscaping				
E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.			Not triggered
Bunding				
E16	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).			Not triggered

Appendix B. Planning Secretary agreement of Independent Auditors



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

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

Dear Mr Claudio

Schofields Public School (SSD 8740) Condition C36

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

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

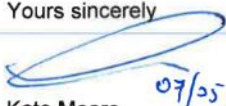
- Steve Fermio; and
- Derek Low

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

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

Yours sincerely



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

Appendix C. Consultation records

Derek Low

From: Rachael Chick
Sent: Tuesday, 11 February 2020 10:43 AM
To: council@blacktown.nsw.gov.au
Cc: Derek Low; Steve Fermio
Subject: Independent audit -Schofields Public School- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with Blacktown City Council on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that Council provided advice during the assessment phase of the Project. These were considered by the Department, and the Project was approved subject to conditions.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



E: rchick@wolfpeak.com.au

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

www.wolfpeak.com.au

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Derek Low

From: Blacktown Council <Blacktown.Council@blacktown.nsw.gov.au>
Sent: Tuesday, 11 February 2020 10:44 AM
To: Rachael Chick
Subject: Auto Reply
Attachments: image002.png

Council acknowledges receipt of your email and it has been forwarded to the appropriate section(s) within Council. E-mails are managed as correspondence. Council's service standards are to reply to correspondence within 10 working days.

If your e-mail relates to an urgent service request please contact Council's customer service team on 9839 6000.



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

Derek Low

From: Rachael Chick
Sent: Tuesday, 11 February 2020 10:47 AM
To: compliance@planning.nsw.gov.au
Cc: Derek Low; Steve Fermio
Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the Department on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



E: rchick@wolfpeak.com.au

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

www.wolfpeak.com.au

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Derek Low

From: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Sent: Tuesday, 11 February 2020 10:48 AM
To: Rachael Chick
Subject: Automatic Reply

Thank you for contacting the NSW Department of Planning, Industry and Environment's Compliance Team.

We have received your email which will be forwarded to the appropriate officer for attention.

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

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Kind regards,

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

Derek Low

From: Michaela Burgess <Michaela.Burgess@planning.nsw.gov.au>
Sent: Tuesday, 18 February 2020 3:09 PM
To: Rachael Chick
Cc: Derek Low; Steve Fermio
Subject: RE: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good afternoon Rachael,

Thank you for your email. The Department requests that all conditions of consent for SSD 8740 are assessed, and that the audit is conducted in accordance with the requirements of condition C40 of SSD 8740.

In addition to the above, please focus on assessing compliance with conditions C25 and C27 which relate to erosion and sediment control, and disposal of seepage and stormwater.

If you have any questions please do not hesitate to contact me.

Kind regards
Michaela

Michaela Burgess
Senior Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment
T 02 8217 2055 | **M** 0427 749 597 | **E** michaela.burgess@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please direct all email correspondence to compliance@planning.nsw.gov.au



Planning,
Industry &
Environment

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Rachael Chick <rchick@wolfpeak.com.au>
Sent: Tuesday, 11 February 2020 10:47 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Derek Low <dlow@wolfpeak.com.au>; Steve Fermio <sfermio@wolfpeak.com.au>
Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the Department on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick

Environmental Consultant



E: rchick@wolfpeak.com.au

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

www.wolfpeak.com.au

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Consider the environment. Please don't print this e-mail unless really necessary.

Derek Low

From: Rachael Chick
Sent: Tuesday, 11 February 2020 10:51 AM
To: info@epa.nsw.gov.au
Cc: Derek Low; Steve Fermio
Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the EPA on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand the EPA provided advice during the assessment phase of the Project. These were considered by the Department, and the Project was approved subject to conditions.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



E: rchick@wolfpeak.com.au

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

www.wolfpeak.com.au

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Derek Low

From: Environment Line <info@environment.nsw.gov.au>
Sent: Tuesday, 11 February 2020 10:52 AM
To: Rachael Chick
Subject: Thank you for your email. Your Reference Id is 00906451 (ref:_00D7F6iTix._5007FwY1lw:ref)



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

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

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

When sending further emails about this topic (Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation), please ensure the following extended Reference Id appears anywhere in the email subject or body:

ref:_00D7F6iTix._5007FwY1lw:ref

Derek Low

From: Anna Timbrell <Anna.Timbrell@epa.nsw.gov.au>
Sent: Wednesday, 26 February 2020 1:44 PM
To: Rachael Chick
Cc: Benn Treharne
Subject: RE: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation [ref:_00D7F6iTix._5007FwY1lw:ref]

Follow Up Flag: Follow up
Flag Status: Completed

Hi Rachael

I refer to your email of 11.02.20, and consultation with agencies as per *Independent audit post approval requirements* (DPE, 2018).

The EPA has no further request for issues to be examined.

However, we can advise that one complaint was received earlier this year regarding water pollution – water being pumped out from the school's construction site.

Kind regards

Anna Timbrell

Environmental Planning Officer – Metropolitan Infrastructure

Metropolitan Branch, NSW Environment Protection Authority

Ph: 02 9274 6345

anna.timbrell@epa.nsw.gov.au www.epa.nsw.gov.au  @EPA NSW

Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555

Please send all official correspondence to metropolitan.transport@epa.nsw.gov.au



----- Forwarded Message -----

From: Rachael Chick [rchick@wolfpeak.com.au]

Sent: 11/02/2020 10:50

To: info@epa.nsw.gov.au

Cc: dlow@wolfpeak.com.au; sfermio@wolfpeak.com.au

Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:
<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the EPA on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand the EPA provided advice during the assessment phase of the Project. These were considered by the Department, and the Project was approved subject to conditions.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick

Environmental Consultant



E: rchick@wolfpeak.com.au

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

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ref:_00D7F6iTix._5007FwY1lw:ref

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Derek Low

From: Rachael Chick
Sent: Tuesday, 11 February 2020 11:04 AM
To: development.sydney@rms.nsw.gov.au
Cc: Derek Low; Steve Fermio
Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with RMS on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that RMS provided advice during the assessment phase of the Project. These were considered by the Department, and the Project was approved subject to conditions.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



E: rchick@wolfpeak.com.au

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

www.wolfpeak.com.au

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Derek Low

From: Development Sydney <Development.Sydney@rms.nsw.gov.au>
Sent: Tuesday, 11 February 2020 11:05 AM
To: Rachael Chick
Subject: Acknowledgement from Land Use Sydney

THIS IS A SYSTEM GENERATED EMAIL.
PLEASE DO NOT REPLY TO THIS EMAIL.

Roads and Maritime Services (Roads and Maritime) Land Use unit has received your email, it will be forwarded to the appropriate officer for attention. Roads and Maritime is committed to responding to your inquiry within 21 days. If you have not received a response within 21 days, please contact (02) 8849 2490 in the first instance, or (02) 8849 2070 or (02) 8849 2382



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Derek Low

From: Rachael Chick
Sent: Tuesday, 11 February 2020 11:07 AM
To: stakeholder.relations@transport.nsw.gov.au
Cc: Derek Low; Steve Fermio
Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740-MOD-1%2120191219T230505.697%20GMT>. The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with Transport for NSW (TfNSW) on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that TfNSW provided advice during the assessment phase of the Project. These were considered by the Department, and the Project was approved subject to conditions.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



E: rchick@wolfpeak.com.au

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

www.wolfpeak.com.au

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Derek Low

From: Development Sydney <Development.Sydney@rms.nsw.gov.au>
Sent: Tuesday, 11 February 2020 11:05 AM
To: Rachael Chick
Subject: Automatic reply: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

THIS IS A SYSTEM GENERATED EMAIL.
PLEASE DO NOT REPLY TO THIS EMAIL.

Transport for New South Wales (TfNSW) former (RMS) has received your email and it will be forwarded to the appropriate officer for attention. (TfNSW) is committed to responding to your email within 21 days.

If you have not received a response within 21 days, please contact (02) 8849 2490 in the first instance or (02) 8849 2070



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Derek Low

From: Ahsanul Amin <Ahsanul.AMIN@transport.nsw.gov.au>
Sent: Wednesday, 19 February 2020 6:56 AM
To: Rachael Chick
Subject: TfNSW Response for SYD17/01231/06 - any key issues from Transport for NSW for an independent audit for Schofields Public School redevelopment (SSD 8740).

Importance: High

Dear Rachael,

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

Should you have any further enquiry please do not hesitate to contact me on 0427 941 329.

SENSITIVE: NSW Government

Kind regards,

Ahsanul Amin
Land Use Planner
Sydney Roads - Greater Sydney
Transport for NSW
M 0427 941 329
Level 5, 27 Argyle Street , Parramatta NSW 2150



Use public transport... plan your trip at transportnsw.info
Check out the Future Transport 2056 strategy - the vision for the next 40 years of transport in NSW
future.transport.nsw.gov.au

I acknowledge the traditional owners and custodians of the land in which I work and pay my respects to Elders past, present and future.

From: Rachael Chick [<mailto:rchick@wolfpeak.com.au>]
Sent: Tuesday, 11 February 2020 11:04 AM
To: Development Sydney
Cc: Derek Low; Steve Fermio
Subject: Independent audit -Schofields Public School redevelopment (SSD 8740)- mandatory consultation

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the Department of Planning, Industry and Environment (Department) approved independent auditors on the Schofields Public School Redevelopment (SSD 8740).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8740 condition C40 and the Department's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8740->

[MOD-1%2120191219T230505.697%20GMT](https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf). The IAPAR is available at the following link:
<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 21 February 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with RMS on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that RMS provided advice during the assessment phase of the Project. These were considered by the Department, and the Project was approved subject to conditions.

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

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

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



E: rchick@wolfpeak.com.au

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

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Appendix D. Independent Audit Declaration Form(s)

Independent Audit Declaration Form

Independent Audit Declaration Form

Project name	Schofields Public School
Consent Number	8740
Description of Project	Redevelopment of the Schofields Public School including demolition, tree removal, construction of new building, internal refit of heritage building, reconfiguration of car parks, fencing, landscaping and infrastructure works, out of hours uses.
Project Address	60 St Albans Road Schofields NSW 2762
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	06/03/2020

I declare that I:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
 - I declare to the Department that I prepared the Audit Program for the project.
- Am not the Environmental Representative for the project
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Independent Audit Declaration Form

Independent Audit Declaration Form

Project name	Schofields Public School
Consent Number	8740
Description of Project	Redevelopment of the Schofields Public School including demolition, tree removal, construction of new building, internal refit of heritage building, reconfiguration of car parks, fencing, landscaping and infrastructure works, out of hours uses.
Project Address	60 St Albans Road Schofields NSW 2762
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	06/03/2020

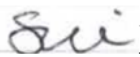
I declare that I:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
 - **I declare to the Department that I prepared the Audit Program for the project.**
- Am not the Environmental Representative for the project
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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



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



Appendix E. Site inspection photographs.



Photo 1: Junction Road exit with very minor material tracking.



Photo 2: Boundary fencing free of advertising material or graffiti

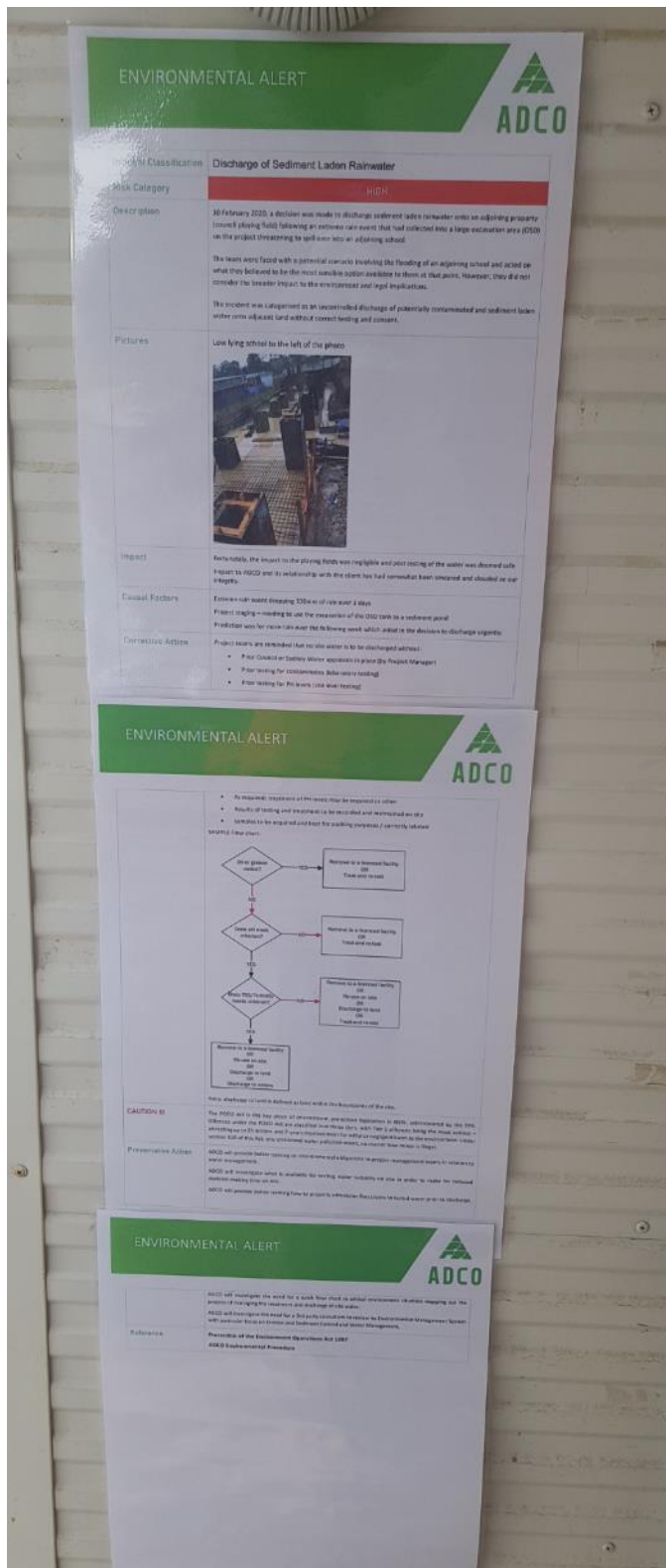


Photo 3: Environmental notice in relation to 10/02/20 discharge event.



Photo 4: St Albans Road exit. No issues.



Photo 5a and 5b: Fresh placement of rock on internal haul road following rain events in February 2020.



Photo 6: Material stored within TPZ



Photo 7: Unstabilised stockpile



Photo 8: Series showing poor housekeeping



Photo 9: Location of OSD Tank overflow and discharge from 10/02/20. Note remedial works and



WolfPeak Pty Limited

Suite 2, Level 10, 189 Kent Street, Sydney 2000

17A High Street, Wauchope 2446

www.wolfpeak.com.au