



Budawang School for Specific Purposes - Independent Environmental Audit Report

Zauner Construction Pty Ltd, on behalf of School Infrastructure NSW (SINSW)

DOCUMENT TRACKING

Project Name	Budawang School for Specific Purposes - Independent Environmental Audit
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Approved by	Kristy Harvey
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ACKNOWLEDGEMENTS

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Contents

1. Introduction	1
1.1. Background.....	1
1.2. Project Details.....	2
1.3. Audit Scope.....	2
1.4. Audit Objectives.....	3
1.5. Audit Period	3
1.6. Audit Team	3
2. Audit Methodology	4
2.1. Approval of Auditors.....	4
2.2. Independent Audit Scope Development.....	4
2.3. Audit Process	4
2.3.1. Opening Meeting	4
2.3.2. Conduct of Audit.....	4
2.3.3. Closing Meeting	5
2.4. Site Interviews	5
2.5. Site Inspection	5
2.6. Consultation.....	5
2.7. Compliance Status Descriptors	6
3. Audit Findings	7
3.1. Audit Summary	7
3.2. Assessment of Compliance	7
3.3. Notices, Incidents and Complaints.....	8
3.4. CEMP, sub-plans and post approval documents.....	8
3.5. Key Strengths.....	8
3.6. Audit Findings and Recommendations	9
4. Recommendations.....	9
4.1. Non-Compliance Summary	9
4.2. Opportunities for Improvement	10
4.3. Additional Recommendation	10
5. Conclusion.....	10
Appendix A Planning Secretary Appointment of Audit Team	12
Appendix B Audit Attendance Sheet	13
Appendix C Independent Audit Declaration Form	14
Appendix D Audit Checklist and Audit Findings	15
Appendix E Audit Photos.....	16
Appendix F Consultation Records	21

List of Figures

Figure 1: Tree protection measures	17
Figure 2: Sediment fencing installed	17
Figure 3: Sediment fencing installed	17
Figure 4: Hoarding for noise mitigation	17
Figure 5: Stormwater pit containing sediment, erosion and sediment controls not installed	18
Figure 6: Accumulation of gravel and dirt in gutter	18
Figure 7: Creek with hay bale sediment trap	19
Figure 8: General waste storage	19
Figure 9: Site signage.....	20

List of Tables

Table 1: Compliance Status Descriptors.....	6
Table 2: Audit findings by category.....	7
Table 3: Comparison of audit requirements against compliance ratings	7
Table 4: Recommended actions list	9

Abbreviations

Abbreviation	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
AS	Australian Standard
BCA	Building code of Australia
CC	Construction Certificate
CCS	Community Communication Strategy
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CSWMP	Construction Soil and Water Management Sub-Plan
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan
CWMSP	Construction Waste Management Sub-Plan
DECC	Department of Environment and Climate Change NSW
DPE	Department of Planning and Environment
DPIE	Department of Planning, Industry and Environment (condition B4)

Abbreviation	Description
EES	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (Former Office of Environment and Heritage)
EFSG	Educational Facilities Standards and Guidelines
EIS	Environmental Impact Statement
ELA	Eco Logical Australia Pty Ltd
ENM	Excavated Natural Material
EPA	NSW Environmental Protection Agency
EP&A Act	Environmental Planning and Assessment Act 1979
ESQ	Environment, Safety and Quality
N/A	Not Applicable
OC	Occupation Certificate
PAD	Potential Archaeological Deposit
PCA	Principal Certifying Authority
PTC	Parking and Traffic Consultants
RAPs	Registered Aboriginal Party
Rev	Revision
SCCCR	South Coast Concrete Crushing and Recycling
SEARS	Secretary's Environmental Assessment Requirements.
SINSW	School Infrastructure NSW
SMP	Site Management Plan
SSD	State Significant Development
SSP	School for Specific Purposes
SWP	Steve Watson and Partners- Building certifiers
TfNSW	Transport For NSW
VENM	Virgin Excavated Natural Material

Executive Summary

Budawang School for Specific Purposes is currently in the construction phase (early works). The subject site comprises part of Lot 200 DP 1192140, located at 17 Croobyar Road, Milton NSW.

The project application number, SSD-8845345, was granted development consent on the 30th September 2021, by the Minister for Planning and Public Spaces. Consent was granted in accordance with the submitted plans and Environmental Impact Statement (EIS).

Consent conditions C37 – C42 require an independent audit to be undertaken in accordance with the NSW Independent Audit Post Approval Requirements (DPIE, 2020). For new projects, the initial audit must be undertaken within 12 weeks of commencement of construction. This document serves as the Independent Environmental Audit report.

Construction commenced on 2 May 2022 and the construction contract was awarded to Zauner Constructions Pty Ltd.

The scope of the audit encompassed review of Zauner's environmental compliance in construction via the inspection of relevant systems, documents, records and procedures in relation to conditions of the development consent associated with the demolition and construction works.

The audit considered a total of 126 conditions of consent, as well as two biodiversity mitigation measures from the EIS (a total of 128 requirements). In general, the works were found to be compliant with the approval consent requirements. There was one non-compliance, with a corresponding corrective action raised. One opportunity for improvement was also identified for the works and two additional recommendations were made.

1. Introduction

1.1. Background

Zauner Construction Pty Ltd (Zauner - the Contractor) has been appointed by School Infrastructure New South Wales (SINSW) (the Proponent) for the construction of the Budawang School for Specific Purposes (SSP). The existing Budawang School, located in Ulladulla, will be relocated to a new facility at 17 Croobyar Rd, Milton (Part Lot 200 DP1192140). The project will deliver additional purpose built learning spaces and a hydrotherapy aquatic facility, to cater to students with disability from Years K-12. Zauner's works include the following:

- demolition of three buildings, structures and driveway surfaces;
- removal of trees;
- bulk earthworks;
- construction of five one-storey buildings including a library and administration building, multi-purpose hall building, hydrotherapy pool building and two homebase buildings (designed for up to 56 students);
- construction of internal drop-off and pick up facilities and a car park with 29 spaces;
- landscaping and construction of fences; and
- installation of signage.

Zauner engaged Eco Logical Australia Pty Ltd (ELA) to undertake this first independent environmental audit, which was conducted on 15th July 2022 during the construction phase of the Budawang SSP, to achieve compliance with the following Development Consent Conditions:

Condition C37

Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.

Condition C38

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

Condition C39

The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.

Condition C40

In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent, or condition C39 where notice is given;

(b) submit the response to the Planning Secretary; and

(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.

Condition C41

Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.

Condition C42

Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

1.2. Project Details

Project Name: Budawang School for Specific Purposes

Project Application Number: SSD - 8845345

Project Address: 17 Croobyar Rd, Milton (Part of Lot 200 DP1192140)

Project Phase: Construction

Project Activity Summary: Early Works

1.3. Audit Scope

The scope of this audit comprised the review of project compliance against SSD – 8845345 Conditions Parts A, B, C and Appendices, including:

- Review of implementation of Construction Environmental Management Plan and sub-plans including:
 - Site Management Plan (SMP)
 - Construction Noise and Vibration Plan
 - Construction Soil and Water Management Plan
 - Construction Waste Management Plan
 - Construction Traffic and Pedestrian Management Plan
 - Hazardous Materials and Asbestos Management Plan(s)
 - External Lighting Compliance
 - Community Consultation and Complaints Handling Plan
- Review of environmental records (Site Safety Walk records), 15th July 2022 to 12th August 2022
- Site inspection, conducted on 15th July 2022
- Interviews with site personnel; and

- Consultation with stakeholders

1.4. Audit Objectives

The objective of this audit was to undertake the first independent environmental audit focused on early construction requirements in accordance with the Development Consent SSD-8845345 and with the Independent Audit Post Approval Requirements (DPIE 2020).

1.5. Audit Period

This was the first independent environmental audit carried out by ELA on the Project. It covers the review of environmental documentation and records from commencement of the construction works, 2 May 2022 to 2 August 2022.

This report is based on the result of supplied documentation/records provided by the auditee, and site activities sighted on the day of audit inspection on 15 July 2022.

1.6. Audit Team

The Independent Environmental Audit was undertaken by Eco Logical Australia Pty Ltd. The audit was conducted by Bethany Lavers, who is an Exemplar Global certified Associate Environmental Auditor (Certificate No. 123058) and supported by Lead Auditor Kristy Harvey, who is an SAI Global certified Lead Environmental Auditor (Certificate No. C113336)

2. Audit Methodology

2.1. Approval of Auditors

The Planning Secretary approved the Audit Team on 29 June 2022 (**Appendix A**).

2.2. Independent Audit Scope Development

The construction works at Budawang School for Specific Purposes were audited against the following criteria:

- Conditions of consent (SSD 8845345) (30 September 2021);
- Relevant requirements from CEMP and sub-plans; and
- The comments received from relevant authority consultation (where applicable)

ELA developed the audit scope and table based on the above (see **Appendix D** of this report).

2.3. Audit Process

2.3.1. Opening Meeting

An opening meeting was held on 15 July 2022 at 9:40am with project personnel from Zauner and ELA, as per the Audit Attendance Sheet (**Appendix B**).

Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Overview of the audit process and potential outcomes

2.3.2. Conduct of Audit

The audit included the following:

- Review of documentation (CEMP, sub-plans and other supporting documentation) to verify compliance with the conditions of Development Consent SSD 8845345;
- Completion of audit table, prepared in accordance with the Development Consent Conditions. Inclusive of interviews with personnel and review of onsite records provided as evidence of compliance;
- Site inspection to review implementation of environmental controls and mitigation measures;
- Recording of identified findings and any actions noted during audit and site inspection for discussion during closing meeting;
- Review of records provided by Zauner following completion of site inspection;
- Submission of draft audit report to Zauner and SINSW for their review and response to the audit findings; and
- Submission of final report to SINSW for their submission to DPE and to be posted on the Project website.

2.3.3. Closing Meeting

The closing meeting was held on 15 July 2022 at 3:00pm with representatives of Zauner and ELA. General feedback was provided and the findings of the audit were discussed during this meeting.

The ELA auditor acknowledged the cooperation, record-keeping and transparency of Zauner staff during the conduct of this audit.

2.4. Site Interviews

Site interviews were undertaken by Bethany Lavers on 15 July 2022. Those interviewed are listed below:

- Adrien Clements (Project Manager – Zauner Constructions)
- Edward Goh (Contracts Administrator – Zauner Constructions)
- Ross Humble (Site Safety Officer – Zauner Constructions)

2.5. Site Inspection

A site walk was conducted around the construction area, where earthworks were being conducted to achieve levels prior to installation of services and construction of buildings. At the time of the audit, machines were moving earth for drying after extended wet weather. In accordance with audit scope, the site walk focused on the following controls:

- Erosion and sedimentation controls including sediment fences.
- Roads surrounding the site for dust/mud tracking;
- Tree protection;
- Waste management;
- Hoarding for noise mitigation;
- Signage;
- Machinery distance from sensitive receivers;
- Soil and water management; and
- General housekeeping.

Photos taken during site inspection are included in the **Appendix E**.

2.6. Consultation

Consultation was undertaken as part of the audit scope and in line with Section 3.2 of the Independent Audit Post Approval Requirement. This included correspondence with nominated representatives from the following relevant agencies:

- NSW DPE (Georgia Dragicevic)
- Shoalhaven City Council (Harry Brizga)
- Shoalhaven Water (Craig Peters)

The purpose of this consultation was to obtain the relevant agencies' input into the scope of the audit and to provide any comments/feedback that should be accounted for during the audit. In accordance with Section 3.2 of the Guidelines (DPIE 2020), the auditor must consult with the Department of Planning

and Environment (hereafter referred to as ‘the Department’) who may request that other parties or agencies are consulted to obtain their input into the scope of the audit.

The Department did not request consultation with any other agencies; however, Shoalhaven Water and Shoalhaven City Council were consulted, as these agencies had been involved with the early works stage of the construction. All agencies responded, and there were no complaints or feedback about the management of the site.

2.7. Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings, in accordance with the descriptors provided in the Guidelines (DPIE, 2020):

Table 1: Compliance Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), therefore an assessment of compliance is not relevant.

3. Audit Findings

3.1. Audit Summary

The audit considered a total of 126 conditions of consent, as well as two biodiversity mitigation measures from the EIS (a total of 128 requirements). In general, the construction works were found to be compliant with the conditions of consent requirements following the audit on 15 July 2022 and that Zauner Constructions have implemented the CEMP and sub-plans to a satisfactory level.

At the completion of the audit, an exit meeting was held with relevant staff in attendance. The meeting consisted of informal discussions on the non-compliances identified and the corrective actions that had been noted during the audit.

Subsequent to the audit, between 15th July and 12th August, further information was provided by, and discussions undertaken with Zauner Constructions representatives. During this period, if evidence was provided that a corrective action had been undertaken between the site audit and the preparation of this report ELA have recorded it as compliant. There was one instance, relating to additional stormwater protection measures which was initially noted as a non-compliance, but which was corrected during the inspection.

The following table summarises the audit findings by rating category:

Table 2: Audit findings by category

Findings Rating	Findings
Compliant	81
Non-Compliant	1
Not triggered	46
Total Requirements	128

3.2. Assessment of Compliance

The audit determined that Zauner Constructions has generally implemented the controls prescribed in the CEMP and conditions of consent for environmental management for early works construction. The comparison of audit requirements against the compliance ratings is as follows:

Table 3: Comparison of audit requirements against compliance ratings

SSD Category	Requirements	Findings
Part A – Administrative Conditions	38	Compliant – 14
		Non-compliant – 1
		Not Triggered – 23
Part B - Prior to Commencement of Construction or Demolition	29	Compliant – 25
		Non-compliant – 0
		Not Triggered – 4

SSD Category	Requirements	Findings
Part C – During Construction	42	Compliant – 33 Non-compliant – 0 Not Triggered -9
Appendix 1 – Advisory Notes	13	Compliant -7 Non-compliant – 0 Not Triggered - 6
Appendix 2 – Written Incident Notification and Reporting Requirements	4	Compliant – 0 Non-compliant – 0 Not Triggered – 4
EIS Appendix 9 - BDAR	2	Compliant – 2 Non-compliant – 0 Not Triggered – 0

3.3. Notices, Incidents and Complaints

There have been no notices incidents or complaints to report within the period.

3.4. CEMP, sub-plans and post approval documents

A Construction Environmental Management Plan (CEMP) (Revision 4, 25th May 2022) has been completed in accordance with the conditions of consent and is being implemented on the project by the construction contractors (Zauner). The CEMP includes the following subplans:

- Site Management Plan (SMP)
- Construction Noise and Vibration Plan
- Construction Soil and Water Management Plan
- Construction Waste Management Plan
- Construction Traffic and Pedestrian Management Plan
- Hazardous Materials and Asbestos Management Plan(s)
- External Lighting Compliance
- Community Consultation and Complaints Handling Plan

The site was found to be operating in accordance with abovementioned plans.

3.5. Key Strengths

This audit has found the environmental performance of the project to be generally very good. Zauner has solid environmental and quality systems in place for the management of environmental compliance on the project. Information and documented evidence required by the auditor was readily made available during the on site audit and additional detail was readily supplied subsequent to the site audit when requested. Issues identified and raised during the site visit were considered and acted upon at the time of audit.

3.6. Audit Findings and Recommendations

The audit considered a total of 126 conditions of consent, and two biodiversity mitigation measures from the EIS (a total of 128 requirements). One non-compliance was found, one area of improvement, 46 conditions of consent were not triggered and 80 compliant conditions of consent were observed.

4. Recommendations

4.1. Non-Compliance Summary

The audit considered a total of 126 conditions of consent, as well as two biodiversity mitigation measures from the EIS (a total of 128 requirements). One item or conditions was found to be non-compliant and is listed below:

- A1

Details of the non-compliances and recommended actions are included in Table 1. It is noted that all identified non-compliances have been actioned and corrected.

Table 4: Recommended actions list

Item No.	Action Item Description	Action taken	By Whom	By When	Date Closed
A1	Non-compliance 1a: Repair/replace broken/damaged silt socks around stormwater drains on private road	Broken/damaged silt socks replaced	Zauner	ASAP	22 nd August 2022
	Non-compliance 1b: Identify source of gravel within gutters on private road, rectify and remove gravel.	Gravel removed from gutters	Zauner	ASAP	22 nd August 2022
	Non-compliance 1c: Reinstate and maintain existing erosion and sediment controls including sediment fence near main entrance to construction area.	Sediment fence where reinstated damaged	Zauner	ASAP	22 nd August 2022
	Observation 1a: Potential for high flows to bypass hay bales within creek. Consider integrity and adequacy of erosion and	Additional erosion and sediment controls installed	Zauner	ASAP – before next predicted rains	22 nd August 2022

Item No.	Action Item Description	Action taken	By Whom	By When	Date Closed
	sediment controls within creek.				
	Observation 1b: Cover open stormwater pit.	Stormwater pit was covered during inspection on 15 th July 2022.	Zauner	15 th July 2022	15 th July 2022
	Observation 1c: Waste skip not covered – not observed to be an issue during inspection but during windy or rainy conditions, a cover may be required to prevent waste from becoming windblown or creating liquid waste.		Zauner	Before windy / rainy conditions	22 nd August 2022

4.2. Opportunities for Improvement

The auditor noted during site inspection that the environmental component of the site inductions did not include site specific detail for biodiversity, noise, waste, air, water and soil environmental aspects of the project. An opportunity for improvement would be to include some simple summary statements from the CEMP and sub-plans that are more accessible than reading the CEMP document in its entirety.

4.3. Additional Recommendations

During the site inspection it was observed that some sediment fence had been installed outside the compound fence near entrance to site. Though not an environmental issue, this represents a potential trip hazard for pedestrians using the nature strip on Croobyar Rd. It is recommended that the sediment fence be contained within the site compound.

It is also recommended that the 15mm pipe which collects and diverts clean water under the site be included on the Erosion and Sediment Control Plan.

5. Conclusion

ELA undertook an independent environmental audit of the Budawang School for Specific Purposes site located at part Lot 200 DP 1192140, 17 Croobyar Road, Milton NSW. This document serves as the Independent Environmental Audit report.

The auditor reviewed Zauner Constructions' systems, documents, records and procedures during the demolition and construction of the site. These were assessed against the conditions of the development consent associated with the works. The audit considered a total of 126 conditions of consent, as well as two biodiversity mitigation measures from the EIS (a total of 128 requirements). The works were

generally found to be compliant with the conditions of consent. The audit identified 1 non compliance, with one area for improvement and two recommendations.

Appendix A Planning Secretary Appointment of Audit Team

Department of Planning and Environment

Mr Chris Tudor
Project Director
Schools Infrastructure NSW
Level 8 259 George Street
SYDNEY, NSW, 2000
29/06/2022

Dear Mr Tudor

**Budawang School for Specific Purposes (SSD 8845345)
Independent Auditor**

I refer to your letter dated 22 June 2022, seeking the agreement of the Planning Secretary of the Department of Planning and Environment ("the department"), of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Budawang School for Specific Purposes ("the development"), in accordance with Schedule 2, Condition C37 of the SSD 8845345 ("the consent").

Having considered the qualifications and experience of Ms Kristy Harvey and Ms Bethany Lavers, the Secretary endorses the appointment of Ms Harvey and Ms Lavers to undertake the audit and prepare the audit report in accordance with Condition C37 of the consent. This approval is conditional on Ms Harvey and Ms Lavers being independent of the development. Please ensure this correspondence is appended to the Audit Report.

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

The audit report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection, in accordance with Schedule 2 Condition C41 of the consent.

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

Yours sincerely



Katrina O'Reilly
Team Leader - Compliance
Compliance
As nominee of the Planning Secretary

Appendix B Audit Attendance Sheet

Zauner environmental audit - Budawang Special School construction
Contract No. 409 Consultant Agreement

Environmental Audit No. 1 - Agenda

When: Friday 15th July 2022
Time: 9:30am
Location: 17 Croobyar Rd, Milton

INVITEES:

Name	Organisation	Role
Adrien Clements	Zauner Constructions	Project Manager
Edward Goh	Zauner Constructions	Contracts Administrator
Jake Saurine-Brown	Zauner Constructions	Site Manager
Ross Humble	Zauner Constructions	Site Safety Officer
SINSW/SJA employees - TBC		

AGENDA:

Item	Description	Lead
1	Opening Meeting	Bethany Lavers / Kristy Harvey (9:30 – 9:45)
2	Documents – Issues/Updates/Status Review <ul style="list-style-type: none">• CEMP• Noise management• Soil and Water Management• Waste Management• Traffic Management• Hazmat / Asbestos View as a minimum: <ul style="list-style-type: none">• CEMP/ environmental induction records• ## site environmental inspection records• WRAPP records• Complaints Register• Environmental Incident Response and Reporting Procedure/ Records• Other Site specific records may be requested on the day.	(3 hours) Bethany & Review Team
3	Break for Lunch	0.5 hours
4	Undertake Site Inspections <ul style="list-style-type: none">○ Signage○ Borrow investigation Area	(2 hours) Bethany & Review Team

	<ul style="list-style-type: none"> ○ Noise and vibration controls around site – boundaries, sensitive receivers and across site ○ Erosion and sediment control around site ○ Waste management ○ Entry/exit <p>These areas will be inspected against Contractors Environmental Management Plan, sub plans and consent conditions.</p>	
5	Auditor's Preparation for closing meeting- meeting room required.	(45mins) Bethany
6	<p>Closing Meeting</p> <p>Summary of Audit Findings (Notable Practices, Non-Compliances/Corrective Action Required, Observations of Concern and Opportunities for Improvement)</p> <p>Follow up required - Outstanding information.</p> <p>Audit Report and Close out.</p>	<p>(30 mins- 1hour)</p> <p>Bethany & audit attendees.</p> <p>Close around 5:00-5:30pm</p>

Appendix C Independent Audit Declaration Form

Independent Audit Declaration Form

Declaration of Independence Form

Project Name:	Budawang Special School Construction
Consent Number:	SSD - 8845345
Description of Project:	The Project involves the construction and operation of the Budawang School for Specific Purposes including the demolition of three buildings, structures and driveway surfaces, removal of trees, bulk earthworks, construction of five one-storey buildings, construction of drop-off and pick up facilities and car park, landscaping and fencing and installation of signage.
Project address:	17 Croobyar Rd, Milton
Proponent:	School Infrastructure Projects NSW: Zauner Construction
Time of the Audit	June 2022

Independent Audits must be impartial and objective. The auditor and any technical specialist must therefore be independent from the project and free from any actual, potential or perceived conflicts of interest.

I declare that, to the best of my knowledge, the audit team:

- i. is not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. does not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. has not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to, and agreed by, the Planning Secretary prior to the audit;
- iv. is not an Environmental Representative for the project; and
- v. has not accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allowed colleagues to do so.

Names of audit team

Lead Environmental Auditor

Kristy Harvey

Date 2 June 2022

Independent Audit Declaration Form

Associate Environmental Auditor



Bethany Lavers
Senior Environmental Scientist

Date 2 June 2022

Company: Eco Logical Australia Pty Ltd

Address (Head Office): Suite 3b, Level 3, 668 Old Princes Highway, Sutherland, NSW, 2232

Appendix D Audit Checklist and Audit Findings

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
Part A - Administrative conditions						
1	A	A1	<p>Obligation to Minimise Harm to the Environment 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.</p>	<p>Site inspection and review of documentation. Interviews with Zauner personnel. Minor non-compliances to be rectified. Site photographs included in Appendix E, pages 12 and 13, Figure 2, 3, 4, 5 and 6 show erosion and sediment control measures in place. Site personnel provided evidence (photos) demonstrating rectification of all non-compliances on 22/08/22.</p>	<p>Erosion and sediment control measures required repair/replacing including:</p> <ul style="list-style-type: none"> Broken silt socks Gravel in gutters on site Damaged sediment fences in locations on site <p>A stormwater pit on site was still connected to stormwater system and was open with evidence of sediment flowing into stormwater pit. The stormwater pit had no sediment fencing or other protection present. While on site, a cover was installed.</p> <p>The existing hay bale sediment traps in the creek were performing well, though did not cover full width of creek channel during high flow periods so there was a potential risk of sediment bypassing hay bales.</p> <p>Site generally well managed with sediment fences installed and environmental management measures in place and maintained.</p>	Non-Compliant
2	A	A2	<p>Terms of Consent 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:</p>	<p>Documents accessed via Procore system document control system</p>	<p>As part of this audit, the conditions of consent in schedules A, B, C & D and in the Appendices and Appendix 9 of the EIS have been reviewed. Documentary evidence has been sighted, which includes plans, records, incident reports/register and stakeholder correspondence in relation to environmental matters. The CEMP in place on site, measures to prevent environmental harm in place as per the compliance with subplans.</p> <p>The site is found to be generally meeting its obligation to minimise harm to the environment. Evidence sighted shows that works are being undertaken generally in accordance with the plans.</p> <p>A review of the plans available on Procore system were superseded versions e.g. Site Plan was Version D rather than Version E, Site Roof Plan was Version C rather than Version E. Current versions were able to be accessed from SSD website. Correct plans have been issued to the surveyors who are doing the site set-out.</p>	Compliant

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Evidence of this upload was provided on 22/08/22. Drawings have been received by Steve Watson and Partners, the building certifiers.	
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3	A	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; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Email advice from Planning Secretary dated 25 July 2022	The Planning Secretary was consulted by email by Zauner/ELA and responded on 25 July 2022. The Emailed response is recorded in Appendix F of this report. No feedback regarding the works was provided.	Not triggered																																																																																																																																																																								

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4	A	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		N/A	Not Triggered
5	A	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	Notification of site works to commence in 27 th April 2022. Published notifications https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-works-notifications Construction commenced 2 May 2022. Consent issued 30 September 2021	Construction has physically commenced.	Compliant
6	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliance with BCA and signage requirements. Construction Certificate 1 provided by Steve Watson and Partners indicating compliance.	Site is generally compliant with all relevant prescribed conditions.	Compliant
7	A	A7	Planning Secretary as Moderator 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.	N/A	N/A	Not Triggered
8	A	A8	Evidence of Consultation 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.	Noise and vibration, soil and water, waste management and traffic consultation evidence included in CEMP sub-plans.	Current copies of the CEMP including sub plans have been provided and reviewed and found to comply with the consultation requirement.	Compliant
9	A	A9	Staging The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Site inspection and review of documentation. Interviews with Zauner personnel. Project not required to be constructed and operated in stages.	No staging during construction phase.	Not Triggered
10	A	A10.	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Site inspection and review of documentation. Interviews with Zauner personnel. Project not required to be constructed and operated in stages.	No staging during construction phase.	Not Triggered

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			(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
11	A	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site inspection and review of documentation. Interviews with Zauner personnel. Project not required to be constructed and operated in stages.	N/A	Not Triggered
12	A	A12.	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Site inspection and review of documentation. Interviews with Zauner personnel. Project not required to be constructed and operated in stages.	N/A	Not Triggered
13	A	A13.	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Site inspection and review of documentation. Interviews with Zauner personnel. Staging of plans and strategies is not forecast for the project.	Management plans reference separate milestones. Not relevant at this stage of construction. It is noted that, regardless of staging, strategies, plans and programs may require should be periodically reviewed and updated as required.	Not Triggered
14	A	A14.	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Site inspection and review of documentation. Interviews with Zauner personnel. Spreadsheet from Certifier	Condition A13 relates to staged development which isn't relevant at this point of construction. However, it is noted that all plans and sub-plans prepared have been reviewed and approved by the Planning Secretary.	Not Triggered
15	A	A15.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Site inspection and review of documentation. Interviews with Zauner personnel.	Relates to staged development, which is not occurring at this point of construction.	Not Triggered

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16	A	A16.	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Site inspection and review of documentation. Interviews with Zauner personnel.	No updates of plans, architectural or design plans have been completed at this stage, as construction works have only recently commenced. However, it is noted that any updates must be implemented in accordance with the condition that requires them.	Not Triggered
17	A	A17.	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Plans certified by private certifier Peter Tran. Emails sighted which confirm condition is satisfied. Design certificate and associated drawings provided by Henry & Hymas Ref 20971-S11/DD dated 09.02.2022	Construction of buildings has not yet commenced. However, plans have been certified as being compliant with the relevant requirements of the BCA.	Compliant
18	A	A18.	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Plans certified by private certifier Peter Tran with email dated 5 th May 2022 provided which confirm condition is satisfied.	Construction of buildings has not yet commenced. However, plans for external walls and have been certified as being compliant with the relevant requirements of the BCA.	Compliant
19	A	A19.	External Materials The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Interviews with Zauner personnel. Plans certified by private certifier Peter Tran with email dated 21 st February 2022 confirming approval of change. Notification of change provided to Planning Secretary on 12 th August 2022, with Department confirming receipt of notification on same day.	Construction of buildings has not yet commenced. However, external finishes in plans have been accepted. Minor changes made to finishes approved under discretion of certifier. Notification of the change has been provided to the Planning Secretary.	Compliant
20	A	A20.	Design and Construction for Bush Fire New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Interviews with Zauner personnel.	This relates to Main Works (everything after laying of slab). Not relevant to early works. However, it is noted that these are designed by the Architect and Civil consultants. Eco Logical (bushfire consultant) will undertake the Detail/Report and certification of the design. Once completed, final drawings will be sent these to ELA. This will occur for Crown Certificate 02 – Main Works	Not Triggered
21	A	A21.	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	Interviews with Zauner personnel.	This relates to Main Works (everything after laying of slab). Not relevant to early works. However, it is noted that these are designed by the Architect and Civil consultants. Eco Logical (bushfire consultant) will undertake the Detail/Report and certification of the design. Once completed, final drawings will be sent these to ELA. This will occur for Crown Certificate 02 – Main Works	Not Triggered

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22	A	A22.	Applicability of Guidelines 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.	Written advice from private certifier. Interviews with Zauner personnel.	Noted - Guidelines such as BCA and Australian Standards requirements are included in the Design and BCA Certificates. Also noted that Educational Facilities Standards and Guidelines (EFSG) met.	Compliant
23	A	A23.	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.	Interviews with Zauner personnel.	No directions issued by the Planning Secretary in relation to construction works.	Not Triggered
24	A	A24.	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Hammertech system is used on site. Hammertech is a cloud-based software platform which consolidates safety, quality and daily field management processes into a centralised electronic system. Safety / Environment Walk record from 14 th July 2022 sighted. These occur weekly and include observations of the performance of sediment and erosion controls, condition of public roads, etc Records provided of eleven (11) Safety Environmental Walks undertaken since 4 th May 2022. Dates show weekly inspections. Weekly site inspection record from 14 th July 2022 sighted. This relates to ESQ.	Inspection undertaken by Zauner Construction personnel. One positive observation recorded- water run off controls in place. Weekly site inspection shows no non-compliances Air monitoring system for asbestos pipe removal to be installed 1/08/2022.	Compliant
25	A	A25.	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly;	Refer to website: https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-reports All required documents uploaded onto the website and checked 28/07/2022	Completed	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			(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 and publicly available for 12 months after the commencement of operations.			
26	A	A26.	Compliance 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.	Records maintained on Hammertech system. Induction records sighted. Provided with access to environmental fact sheets. Sighted. Fact Sheet 1, Fact sheet 2 are provided to inductees for Environmental information. Date of issue on each document. Verified unique induction code for each person inducted. Sixty-seven (67) project inductions undertaken from 8 th April 2022 until 11 th August 2022. Sixty-nine (69) Company inductions undertaken from 8 th April 2022 until 11 th August 2022.	Induction content includes environmental component (important items from CEMP). Area for improvement: the environmental content in induction could be improved to include general management principles for biodiversity, noise, waste, air, water and soil that are more accessible than the extensive detail of the CEMP.	Compliant
27	A	A27.	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal 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.	CEMP details incident notification procedure (page 21). Incident reporting system has been set up on Hammertech system. This was reviewed and observed to facilitate this process as described in A27 Incident report available on website, dated 6 th July 2022, responded to on 29 th July 2022 and closed out.	An incident occurred on site following the site inspection on the 6 th July 2022. The incident was NSW Government branded shade cloth coming loose from fencing in high winds. Incident was reported to SINSW. Incident closed out. In the event of an incident, the incident would be recorded on Hammertech incident reporting system and it would then be determined whether the incident is significant enough to warrant a notification to the Planning Secretary.	Compliant
28	A	A28.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	The CEMP outlines the requirement for subsequent notification and reporting in accordance with the requirements set out in Appendix 2 (page 21).	No subsequent incident notification or reporting was required for the minor incident on 6 th July 2022. In the event of an incident, an incident report is generated through Hammertech, and includes all the information as required from Appendix 2, points 1 to 4 – If required, a letter addressed to the Principal's Authorised Person outlining the original incident and the follow up requirements outlined in Point 4 – a, b, c & d would be prepared.	Not Triggered
29	A	A29.	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A29 was sighted as having been noted by Contractor.	No non-compliances have occurred which required notification.	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			the major projects portal within seven days after they identify any non-compliance.			
30	A	A30.	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.	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A30 was sighted as having been noted by Contractor.	No non-compliances have occurred which required the reporting of the details outlined in this condition.	Not Triggered
31	A	A31.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A31 was sighted as having been noted by Contractor.	No non-compliances / incidents have occurred which required reporting.	Not Triggered
32	A	A32.	Revision of Strategies, Plans and Programs Within three months of: (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A28; (c) the submission of an Independent Audit under condition C38 or C39; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Audit process being completed by ELA with Zauner Constructions.	(a) N/A (b) N/A (c) Completing (d) N/A (e) N/A	Compliant
33	A	A33.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A33 was sighted as having been noted by Contractor.	No need for revisions to strategies, plans, programs or drawings has been identified at this stage of construction.	Not Triggered
34	A	A34.	Compliance Reporting Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	N/A	Relevant to operational phase	Not Triggered
35	A	A35.	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	N/A	Relevant to operational phase	Not Triggered
36	A	A36.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	N/A	Relevant to operational phase	Not Triggered
37	A	A37.	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	N/A	Relevant to operational phase	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
38	A	A38.	Shoalhaven Water Certificate of Compliance A Certificate of Compliance must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. An application for a Certificate of Compliance is to be made once the Development Consent has been granted.	Email from Craig Peters (Shoalhaven Council/Water) to Adrien Clements (dated 1/03/2022) confirming all items on the Notice for prior to construction have been met and as such (from a Shoalwater point of view) construction can start. Shoalhaven Water have provided Certificate of Compliance. Copy of certificate provided	Completed satisfactorily and works have commenced.	Compliant
Part B PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION						
39	B	B1	Notification of Commencement The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Email from Major Projects mailbox acknowledging receipt of Notification of Commencement dated 28/04/2022 by Patrick Mills of Department of Education.	Email sent to Department on 28/04 noting date of commencement. Date of commencement 2 nd May 2022.	Compliant
40	B	B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interviews with Zauner personnel.	N/A – the development is not staged	Not Triggered
41	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Henry & Hymas submitted drawings. Certified by Peter Tran by email (provided) on 10 th February 2022.	Compliant drawings submitted.	Compliant
42	B	B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Documented evidence issued. Email from Major Projects mailbox acknowledging recipient of compliant External Walls and Cladding dated 09/05/2022 by Patrick Mills of Department of Education.	Documented evidence provided.	Compliant
43	B	B5	Protection of Public Infrastructure Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), 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 Planning Secretary, Certifier and Council.	Emails to Department (28/04) and Council (08/04) sighted.	Consultation with local community, report submitted to Department, Department confirmed receipt of report.	Compliant
44	B	B6	Pre-Construction Dilapidation Report Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report	Dilapidation report prepared by Allen Price & Scarratts Pty Ltd Rev 0 dated Feb 2022. Suresearch Underground Services Job No. 82097 dated 16.02.22. Email submission to Council	Report prepared and provided to Council and Certifier as required.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			must provide an accurate record of the existing condition of adjoining private properties, heritage items, and Council assets that are likely to be impacted by the proposed works.	(Harry Brizga) dated 01.03.22. Email from Zauner confirming dilapidation report not required to be undertaken to private property dated 29.03.22		
45	B	B7	Community Communication Strategy No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. 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. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	Email confirmation from Department of Planning (to Patrick Mills and Olivia Hirst of SINSW) dated 28.04.22. CCS prepared by NSW Education dated Jan 2022. Available on website https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-reports Table 1 in Strategy lists requirements and where they are addressed (pg 2).	Community Communication Strategy prepared and publicly available. Strategy complies with Condition B7 (a) – (e).	Compliant
46	B	B8	Ecologically Sustainable Development B8. Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Confirmation email from Zauner to Peter Tran, private Certifier dated 10.02.22. GBCA project number Budawang School Buildings A, B & C - GS – 6192 DA and Budawang School Building D – GS 6193 DA	The building designs are registered as minimum 4 star Green Star ratings.	Compliant
47	B	B9	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Electrical Services Design Certificate and associated drawings issued by Intelle Building Services dated 2 nd March 2022	This is part of main works, no lighting installation has occurred yet. Designs comply with the Australian Standards as certified by Bardia Sabzvari of Intelle, BS Electrical Engineering, MIEAust .	Compliant
48	B	B10	Demolition Prior to the commencement of demolition and removal of buildings, demolition work plans required by AS 2601-2001 The demolition of	Email to Patrick Mills of SINSW from Department of Planning dated 28.04.22 confirming receipt of Statement of Compliance.	Written statement of compliance prepared and supplied to Certifier and Planning Secretary	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Demolition Management Plan Revision B prepared by AttCall Civil Contractors dated 11/02/22		
49	B	B11	Environmental Management Plan Requirements Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	CEMP and sub-plans have been prepared by suitably qualified specialists in accordance with relevant guideline, reviewed by suitably qualified persons and amended to satisfy DPIE comments. See CEMP Review and Approval section of CEMP (page 10).	Construction Environmental Management Plans have been prepared in accordance with relevant guidelines (see Condition B12)	Not Triggered
50	B	B12	Construction Environmental Management Plan Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP 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) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (iv) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7; (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (d) Construction Noise and Vibration Management Sub-Plan (see condition B144); (e) Construction Waste Management Sub-Plan (see condition B15); (f) Construction Soil and Water Management Sub-Plan (see condition B166);	CEMP and sub-plans have been prepared by suitably qualified specialists in accordance with relevant guidelines, reviewed by suitably qualified persons and amended to satisfy DPIE comments. See CEMP Review and Approval section of CEMP (page 10). Email confirmation from Department of Planning dated 28.04.22. CEMP Project number 409 prepared by Zauner Construction.	CEMP has been prepared in accordance with NSW Government Environmental Management System Guidelines – 3 rd Edition. Waste Management Plan has been prepared in accordance with EPA NSW Waste Classification Guidelines (2009). Noise and Vibration Management Plan has been prepared in accordance with EPA's Interim Construction Noise Guideline (2009) and Assessing Vibration Technical Guideline (2006). Hazardous Materials and Asbestos Management Plan has been prepared in accordance with National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013). The EMP Guideline does not require that EMPs be certified by the proponent, only that the EMP be 'internally approved' prior to submitting it to the Department. The CEMP and all sub-plans have been internally approved, and submitted to and approved by the Department. CEMP approved by Secretary. Email confirmation from Department of Planning dated 28.04.22.	Compliant
51	B	B13	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW;	Email confirmation from Department of Planning dated 28.04.22	CTPMSP prepared and approved by Secretary.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.			
52	B	B14	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) a vibration assessment for the adjacent heritage listed bakery at 197-201 Princess Highway Milton.</p> <p>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B144(e); and</p> <p>(g) include a complaints management system that would be implemented for the duration of the construction.</p>	<p>CNVMP Rp001 20210994 prepared by Marshall Day Acoustics dated 07.01.22</p> <p>Compliance table available on pg 35 of CEMP.</p> <p>Approval email from Secretary to Patrick Mills and Olivia Hurst of SINSW dated 28th April 2022</p>	CNVMP prepared and approved by Secretary. Plan addresses Points (a) – (g) as required by Condition B14.	Compliant
53	B	B15	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Construction Waste Management Sub-Plan Project Number 409 prepared by Zauner dated 23/12/2021</p> <p>Approval email from Secretary to Patrick Mills and Olivia Hurst of SINSW dated 28th April 2022</p> <p>Plan addresses Points</p>	CWMSP prepared and approved by Secretary. Plan addresses Points (a) – (c) as required by Condition B15.	Compliant
54	B	B16	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) detail where soil is to be reused on site. If soil is to be exported, details are to be provided of where exported soil is being disposed.</p> <p>(d) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(e) 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;</p> <p>(f) 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);</p> <p>(g) detail all off-site flows from the site; and</p> <p>(h) 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 5-year ARI and 1 in 100-year ARI.</p>	<p>CSWMSP Project number 409 Rev 1 dated 13.01.2022 and Sediment Erosion Control Plan 20971_CC_SE01 Rev 06 prepared by Henry&Hymas.</p> <p>Email from Council (Harry Brizga) to Adrien Clements of Zauner Constructions on the 2nd February 2022 confirming that appropriate consultation has occurred in accordance with condition B16.</p> <p>Compliance table available on pg 36 of CEMP.</p> <p>Approval email from Secretary to Patrick Mills and Olivia Hurst of SINSW dated 28th April 2022</p>	CSWMSP prepared and approved by Secretary. Plan addresses Points (a) – (h) as required by Condition B16.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
55	B	B17	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Traffic Management Plan Compliance table available on pg 38 of CEMP.	Part of Traffic Management Plan. Section 8 Driver Code of Conduct of Construction Traffic Pedestrian Management Sub Plan - 409 Budawang SSP prepared by Zauner. Plan addresses Points (a) – (d) as required by Condition B17.	Compliant
56	B	B18	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Construction Traffic and Pedestrian Management Plan. Email from Zauner (Adrien Clements) dated 14.12.21 to Scott Haylett of Shoalhaven City Council providing completed Site establishment plan and for truck movement. Site inspection.	Parking provided within site. This is about to be extended to provide some more room. This is addressed in the Site Establishment Plan as part of the Construction Traffic and Pedestrian Management Plan (pg 25).	Compliant
57	B	B19	Operational Noise – Design of Mechanical Plant and Equipment Prior to the installation of mechanical plant and equipment, a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Budawang School Acoustic Assessment for SEARS dated 15 April 2021 and prepared by Marshall Day Acoustics must be undertaken by a suitably qualified person. Noise from mechanical plant and equipment must achieve no greater than background noise +5db.	Confirmation of completion - Design Advice for Project 20210994 prepared by Marshall Day Acoustics dated 03.12.2021	This condition is relevant to the operational phase of the project. However, design has been completed in accordance with Condition B19.	Compliant
58	B	B20	Evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under B19 have been incorporated into the design.	Interviews with Zauner personnel.	This condition relates to main works (not early works construction phase). Prior to commencement of operation, Zauner will obtain a statement that design advice has been incorporated into mechanical plant for buildings.	Not Triggered
59	B	B21	Construction and Demolition Waste Management Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Proposed routes notified. Emailed to Andrew Lissenden of Transport NSW dated 17/12/2021 (Appendix F of CEMP) Acknowledgement email received from TfNSW 24/01/2022.	Proposed truck routes notified.	Compliant
60	B	B22	Operational Waste Storage and Processing Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is of a size suitable for the predicted waste generation; (c) contains a bunded area for the storage of pool chemicals; (d) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (e) includes a hot and cold water supply with a hose through a centralised mixing valve; (f) is naturally ventilated or an air handling exhaust system must be in place; and	Interviews with Zauner personnel.	Relates to waste storage unit for bins (operational phase). Waste removal will be undertaken by contractor as per Waste Management Plan. Certification will be provided prior to construction of waste storage area.	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			(g) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. (h) The floor to be constructed of concrete at least 75mm thick and adequately graded to drain to a Shoalhaven Water approved drainage fitting. (i) The floor to be finished so that it is non-slip and has a smooth and even surface covered at all intersections.			
61	B	B23	Road Upgrade Prior to the commencement of construction of the internal roads, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Civil Design Certificate Ref 20971-C11/tr dated 13.04.22, prepared by Henry and Hymas, drawing 20971_CC_C500 Rev 09	Civil design submitted and approved by private certifier.	Compliant
62	B	B24	Construction Access arrangements Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the Site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Compliance Statement provided by private certifier. Dated 16.02.22	Evidence of compliance submitted to and approved by certifier.	Compliant
63	B	B25	Operational Access, Car Parking and Service Vehicle Arrangements Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 29 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Certification of car park arrangement. Statement from PTC (Parking and Traffic Consultants) sighted. Certification Assessment Provided by PTC. Dated 03.05.2022	Design of carpark is in accordance with Condition B25.	Compliant
64	B	B26	Hazardous Materials and Asbestos Management Plan Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), a Hazardous Materials and Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifier for the proposed buildings to be demolished.	Completed - Zauner Construction Health Safety & Environment Project Management Plan Project 409 Revision 02 dated 01.02.22 & Asbestos Management Plan prepared by Attcall Civil Contractors Rev A dated 07.02.2022 Dirt Werx hold asbestos removal licence 213767 Dirt Werx certificate of currency for workers insurance provided dated 30/05/2022 Dirt Werx certificate of currency for public liability from 01/05/2022 to 01/05/2023	Health and Safety & Environment Project Management Plan and Asbestos Management Plan prepared in accordance with Condition B26.	Compliant
65	B	B27	Public Domain Works A public footpath is to be provided in front of the site along Croobyar Road.	Interviews with Zauner personnel. Design yet to be finalised.	Design for public footpath has been prepared. Will be implemented as part of main works. Not a requirement to submit or finalise plans until PCA for main works Crown Certificate.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
66	B	B28	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier 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 Certifier.	Interviews with Zauner personnel.	This is not required during the early works construction phase. Will be completed prior to OC.	Compliant
67	B	B29	Shoalhaven Water Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), all conditions listed on the Shoalhaven Water Notice of Requirements under the heading "Prior to the Commencement of Any Works" must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.	Shoalhaven Water "Water Development Notice" File no. 3A21/1000 dated 19.11.2021, Building Over Sewer Approval issued by Shoalhaven Water dated 01.03.2022 & Sewer Junction Approval dated 01.03.22	Completed and confirmed by Shoalhaven Water.	Compliant
Part C – During Construction						
68	C	C1	Site Notice A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site inspection - Photograph included in Appendix E, Page 14, Figure 9.	Site notices present and meet requirements.	Compliant
69	C	C2	Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Daily pre-start records recorded on Hammertech. Servicing records sighted. Site inspection confirmed machinery appeared to be in proper working order.	Evidence of machinery being operated in proper and efficient manner.	Compliant
70	C	C3	Demolition Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B100.	Demolition work plans are included in the CEMP. Dirt Werx hold Restricted Demolition Licence AD213772 and asbestos removal licence 213767.	Works completed by suitably qualified person.	Compliant
71	C	C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	CEMP, site signage confirm work hours in accordance with Condition C4.	Site work and deliveries occur within these hours.	Compliant
72	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background	Interviews with Zauner personnel.	N/A Works outside of standard hours have not been required to date.	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.			
73	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and 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 their nominee if appropriate justification is provided for the works.	Interviews with Zauner personnel.	N/A Works outside of standard hours have not been required to date.	Not Triggered
74	C	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interviews with Zauner personnel.	N/A Works outside of standard hours have not been required to date.	Not Triggered
75	C	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.	Interviews with Zauner personnel.	Consent allowed for rock breaking and other noisy activities. However, it was decided to reduce noisy activities. Concrete and asphalt were not broken on site. Rather, they were removed and disposed of at recyclers.	Compliant
76	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Spreadsheet from Certifier records that this condition is noted. Interviews with Zauner personnel. Site inspection	Site staff are aware of conditions of CEMP and Sub-Plans. Based on observations of site management, construction works are being carried out generally in accordance with CEMP and Sub-Plans.	Compliant
77	C	C10	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site inspection Construction Traffic and Pedestrian Management Sub-Plan	All vehicles observed to be located on site in accordance with CTPMSP.	Compliant
78	C	C11	Hoarding Requirements The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection - Hoarding present on site. Photograph in Appendix E, page 12 Figure 6.	Hoarding complies with requirements of Condition C11.	Compliant
79	C	C12	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection Interviews with Zauner personnel.	There is no footpath at the front of the site. Croobyar Rd was not obstructed during the inspection.	Compliant
80	C	C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site inspection – machinery observed to be sufficiently distant from childcare centre, no noisy activities taking place during inspection. Interviews with Zauner personnel.	This condition is achieved by respecting the minimum distance from childcare centre, no concrete crushing on site. No noising activities, eg pile driving. Occasional noisy activities done between 7am-9am before childcare centre opens. This has also been achieved by eliminating some noisy activities and using smaller machines.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
81	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential properties outside of the construction hours of work outlined under condition C4.	Interviews with Zauner personnel.	Site rule is no vehicles before 7am. Early arrivals can use private road to avoid disturbance of surrounding residences.	Compliant
82	C	C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection – quackers not in use during inspection. Interviews with Zauner personnel.	Quackers have not needed to be used.	Compliant
83	C	C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction Noise and Vibration Management Plan notes that vibration intensive works are sufficiently distant from residences and other structures outside the site such that structural damage due to vibration is not a risk.	This condition has been achieved on site by imposing a distance limit for vibration intensive works. Elimination strategy is employed to avoid impacts. No issues reported to date.	Compliant
84	C	C17	Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection – no vibratory compacters in use during inspection. Interviews with Zauner personnel.	No vibratory compacters used on site at this stage. Smooth drum roller used at least 5m away from residential or commercial buildings Compaction of the carpark on site will not occur until child care centre has vacated.	Compliant
85	C	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B144 of this consent.	Construction Noise and Vibration Management Plan – limits adopted as per this plan under approved CEMP. Interviews with Zauner personnel.	N/A	Not Triggered
86	C	C19	Trees approved for removal This consent only permits the removal of trees numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 31, 32, 34, 35, 36, 37, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 73, 74, 75, 77, 78, 79, 80 and 81 in the Arboricultural Impact Assessment Report dated March 2021 and prepared by Allied Tree Consultancy. This consent does not authorise the removal of any other trees.	Design Compliance Statement from Group GSA dated 17/12/2021 & landscape plan Tree protection measures photograph included in Appendix E, page 12, Figure 1.	Only trees approved for removal have been removed.	Compliant
87	C	C20	Tree Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site and residual lot that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report, prepared by Allied tree Consultancy, dated March 2021; 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.	Site inspection (a) no evidence of tree trimming having been undertaken. (b) No street trees present. (c) Tree protections observed to be in place - photograph included in Appendix E, page 12, Figure 1 (d) No access to the areas within the protective barriers has been required. No evidence that this has taken place. Interviews with Zauner personnel.	No street trees present. Retained trees protected as per arborist report. (d) not required at this stage.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			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.			
88	C	C21	Landscaping Prior to the installation of landscaping where appropriate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must: (a) provide for the planting of trees; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; (d) include the planting of trees with a pot container of 100 litres or greater, with a minimum height at maturity of 3m; (e) comply with the landscaping requirements of 'Planning for Bush Fire Protection 2019' detailed in Schedule 4.	Interviews with Zauner personnel.	This condition does not relate to early construction works. However, a revised Landscape Plan has been completed - Zauner is to send a copy of the landscaping plan to SJA so this condition can be satisfied when required.	Not Triggered
89	C	C22	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection – site observed to be generally free of dust. CEMP provides measures for dust control, eg pg27. Interviews with Zauner personnel.	Measures in place to reduce dust, including water cart (though not needed because of rain).	Compliant
90	C	C23	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection – site observed to be generally free of dust. No visible tracking of dirt on public roads. CEMP provides measures for dust control, eg pg27. Interviews with Zauner personnel.	Water cart onsite ready to be used, though not needed at the moment due to rain. Shaker grid and washdown coming.	Compliant
91	C	C24	Imported Soil The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Requirement included in CEMP (pg 27) Interviews with Zauner personnel.	No soil imported yet. When required, imported material will be sourced from South Coast Concrete Crushing and Recycling (SCCCR) (Nowra). Once deliveries commence, validation records will be collected, confirming material is VENM. Records of truck dockets showing volumes and dates will be retained.	Compliant
92	C	C25	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site inspection Interviews with Zauner personnel. Certifier notes that once discharge to Council stormwater is required, details and design compliance statement are to be issued to SWP. Council approval also to be obtained.	Existing headwall is collecting overland flow. A 15mm pipe has been run under the site to collect and divert clean water through the site to original discharge point on site rather than overland.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
					No discharge to Council stormwater is required at this stage. It is recommended that this pipe be added to the Erosion and Sediment Control Plan.	
93	C	C26	Emergency Management The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Sighting of induction content on Hammertech system. Interviews with Zauner personnel. Sighted Hammertech report for emergency drill MEET-41 conducted on 10 th June 2022.	Assembly points and evacuation areas as part of Site Establishment Plan. This information is covered in site induction. Six monthly drills are conducted throughout the project. Records of the drills are recorded on Hammertech system.	Compliant
94	C	C27	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. 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 civil drawings, prepared by henry & hymas, dated 27/07/2021; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	Certifier notes that once complete, the design will be submitted to SWP. Construction on site began 22 nd June 2022.	Design has been completed but not yet certified. Will be done as part of main works Construction Certificate (CC). The three month timeframe from commencement of construction has not yet lapsed.	Not Triggered
95	C	C28	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Tocomwall dated February 2021 and the following requirements: (a) Further consultation with RAPs must be undertaken to determine where artifacts recovered during construction and test excavations (undertaken in preparation of the ACHAR) are to be stored or reburied. (b) Requirement 26 "Stone artefacts deposition and storage" in the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (24 September 2010), available online at: https://www.heritage.nsw.gov.au/assets/Code-ofPractice-for-Archaeological-Investigation-in-NSW.pdf must be complied with. (c) An Aboriginal Site Monitor must be present during works that impact subsurface within the location of the artefact scatter, and associated PAD. This will require the boundaries of the site, and associated PAD to be defined and mapped prior to works commencing. (d) If suspected human remains are located during any stage of the proposed works, work must stop immediately, and the NSW Police notified. An archaeologist or physical anthropologist must be contacted in the first instance where there is uncertainty whether the remains are human. If identified as Aboriginal, culturally appropriate management solutions should be co-developed in cooperation with Aboriginal community and RAPs.	Email from Tocomwall 7 th July 2022 to Adrien Clements of Zauner provided.	This work has been completed and documented in vicinity of PAD.	Compliant
96	C	C29	Unexpected Finds Protocol – Aboriginal Heritage 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	Unexpected Finds process within CEMP (pg 24-25)	No Unexpected Finds recorded to date. In the event of an unexpected find, the protocol is available for guidance.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			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 Heritage NSW under Department of Premier and Cabinet 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.		Induction includes unexpected finds protocol.	
97	C	C30	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW 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 following consultation with the Heritage Council (or delegate) and with the written approval of the Planning Secretary.	This condition is noted by the certifier and recorded within the CEMP.	No finds to date. No management plan required. Induction includes unexpected finds protocol.	Compliant
98	C	C31	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection – See photograph in Appendix E, Figure 8 Interviews with Zauner personnel. Coast Wide waste report sighted.	Basic waste collection (skips) are in use at this stage. this waste gets segregated and quantities and percentages of recyclable and landfill content are recorded. Future waste set-up will include concrete, steel, paper/cardboard receptacles. During inspection, all waste was observed to be contained within waste receptacles. Auditor advised Zauner that during windy conditions, receptacles would need to be covered to prevent waste from becoming windblown.	Compliant
99	C	C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interviews with Zauner personnel. Coast Wide waste report sighted. The Construction Waste Management Sub-Plan lists all the types of waste expected to be generated during construction (pg 12-13). Soils and asbestos also classified prior to commencement of construction.	All waste has been classified in accordance with Condition C32.	Compliant
100	C	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 – natural watercourse inspection and found to be clear of concrete waste and rinse water. Interviews with Zauner personnel.	Concrete trucks rinse out at nearby Boral plant.	Compliant
101	C	C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Coast Wide waste report sighted The Construction Waste Management Sub-Plan lists all the types of waste and quantities expected to be generated during construction (pg 12-13). Interviews with Zauner personnel.	As above (C31).	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
102	C	C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Hazardous Materials and Asbestos Management Plan addresses removal, containment, control of fibre emissions and disposal in accordance with relevant legislation, codes, standards and guidelines. Interviews with Zauner personnel.	Removal of asbestos containing materials had not been undertaken at the time of the audit. However, when it is undertaken the Hazardous Materials and Asbestos Management Plan provides guidance.	Compliant
103	C	C36	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interviews with Zauner personnel.	Required prior to Occupation Certificate (OC). No external lighting is in use during the construction phase. Prior to issue of OC, a Completion Statement is to be provided to SWP.	Not Triggered
104	C	C37	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from Planning Secretary to SINSW (dated) 29/06/2022 confirming appointment of audit team.	Planning Secretary approved audit team prior to commencement of audit.	Compliant
105	C	C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit Report and table	Independent Audit carried out by Eco Logical Australia in accordance with Independent Audit Post Approval Requirements to satisfy Condition C38.	Compliant
106	C	C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Planning Secretary has not requested that initial audit be undertaken at a different time to that indicated in the Guideline.	Not Triggered
107	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent, or condition C39 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.		In progress	Compliant
108	C	C41	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.		In progress	Compliant
109	C	C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent 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 has not reached operation phase thus condition not triggered	Not Triggered
Appendix 1 ADVISORY NOTES						
110	Appx	AN1	General 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.	Interviews with Zauner personnel.	CC issued, Construction Certificate 2 required for main works (anticipated to start in 2-3 months). No additional licenses required.	Compliant
111	Appx	AN2	Long Service Levy	Levy Receipt number L L0000034110 provided.	Paid.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			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.			
112	Appx	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	Interviews with Zauner personnel.	No legal notices	Not Triggered
113	Appx	AN4	Access for People with Disabilities 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 Certifier 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.	Interviews with Zauner personnel. Crown Works Certificate number 21/2817/01 dated 13 th May 2022 issued by Steve Watson & Partners	Construction of buildings requiring disabled access has not yet commenced. Access consultant will sign off on design and as-built prior to operation. Crown Works Certificate confirms compliance with technical provisions of the BCA.	Compliant
114	Appx	AN5	Utilities and Services AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Interviews with Zauner personnel.	Construction of utility works has not yet commenced.	Not Triggered
115	Appx	AN6	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.	Interviews with Zauner personnel.	As above. Awaiting sign-off from Endeavour Energy.	Not Triggered
116	Appx	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (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.	Interviews with Zauner personnel. Civil Design Certificate Ref 20971-C11/tr prepared by 13.04.22 prepared by Henry and Hymas & drawing 20971_CC_C500 Rev 09	Designed in accordance with relevant code.	Compliant
117	Appx	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Interviews with Zauner personnel.	Not required	Not Triggered
118	Appx	AN9	SafeWork Requirements 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 – temporary fence photographed in Appendix E, Figure 9. Security gate sighted.	Site secured with temporary fence and gate. Sediment fence has been installed outside of site compound which could potentially pose a safety issue for pedestrians using nature strip. Recommend this be corrected.	Compliant
119	Appx	AN10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection - observed no hoardings over Council footways or road reserve.	No hoardings over Council footways or road reserve.	Compliant
120	Appx	AN11	Handling of Asbestos The Applicant must 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 non-friable asbestos issued 12/07/2022 by Dirt Werx Pty Ltd	Asbestos handled and managed in accordance with Asbestos Management Plan.	Compliant
121	Appx	AN12	Speed limit authorisation		N/A at this stage	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			<p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <p>(a) a copy of the conditions of consent;</p> <p>(b) the proposed school commencement/opening date;</p> <p>(c) two sets of detailed design plans showing the following:</p> <p>(i) accurate Site boundaries;</p> <p>(ii) details of all road reserves, adjacent to the Site boundaries;</p> <p>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</p> <p>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</p> <p>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</p> <p>(vi) all existing and proposed street furniture and street trees.</p>			
122	Appx	AN13	<p>Fire Safety Certificate</p> <p>AN13. 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.</p>		Relevant to operational phase	Not Triggered
Appendix 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS						
123	Appx	1	<p>Written Incident Notification Requirements</p> <p>1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	Interviews with Zauner personnel.	No incidents to date. Process for reporting exists if required (see Condition A28).	Not Triggered
124	Appx	2	<p>2. Written notification of an incident must:</p> <p>(a) identify the development and application number;</p> <p>(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</p> <p>(c) identify how the incident was detected;</p> <p>(d) identify when the applicant became aware of the incident;</p> <p>(e) identify any actual or potential non-compliance with conditions of consent;</p> <p>(f) describe what immediate steps were taken in relation to the incident;</p> <p>(g) identify further action(s) that will be taken in relation to the incident; and</p> <p>(h) identify a project contact for further communication regarding the incident.</p>	Interviews with Zauner personnel.	N/A – as per above.	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
125	Appx	3	3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Interviews with Zauner personnel.	N/A – as per above	Not Triggered
126	Appx	4	4. The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	Interviews with Zauner personnel.	N/A – as above	Not Triggered
EIS Appendix 9 – BDAR						
127	Table 7	1	Clearing protocols to be established to minimise damage to soil and retained vegetation, e.g. use of chainsaw on on-site mulching, in place of heavy machinery.	Interviews with Zauner personnel.	Veg removed by chainsaws. Mulch retained on site for re-use.	Compliant
128	Table 7	2	All staff working on the development will undertake an environmental induction as part of their site familiarisation. Site briefings should be updated based on phase of the work. This induction will include items such as: 1. Site environmental procedures (vegetation management, sediment and erosion control, exclusion fencing and noxious weeds) 2. What to do in case of environmental emergency (chemical spills, fire, injured fauna) 3. Key contacts in case of environmental emergency	Site induction records. Interviews with Zauner personnel.	Induction included environmental component.	Compliant

Appendix E Audit Photos



Figure 1: Tree protection measures



Figure 2: Sediment fencing installed



Figure 3: Sediment fencing installed and requiring maintenance



Figure 4: Hoarding for noise mitigation



Figure 5: Stormwater pit containing sediment, erosion and sediment controls not installed



Figure 6: Accumulation of gravel and dirt in gutter



Figure 7: Creek with hay bale sediment trap



Figure 8: General waste storage



Figure 9: Site signage

Appendix F Consultation Records

From: Craig Peters <Craig.Peters@shoalhaven.nsw.gov.au>

Sent: Tuesday, 8 August 2022 4:01 PM

To: Lavers, Bethany <Bethany.Lavers@ecoaus.com.au>

Subject: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Good afternoon Bethany

At this stage we have not had any issues with the developer thus far. I believe that the asbestos work have been completed with no problems.

Regards



Craig Peters

Development Engineer

+61 2 4429 3515

Bridge Road (PO Box 42) Nowra NSW 2541
shoalwater.nsw.gov.au

RESPECT | INTEGRITY | ADAPTABILITY | COLLABORATION

From: Lavers, Bethany <Bethany.Lavers@ecoaus.com.au>

Sent: Monday, 1 August 2022 1:00 PM

To: Craig Peters <Craig.Peters@shoalhaven.nsw.gov.au>

Subject: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Good afternoon Craig,

I recently conducted a site inspection as part of an independent environmental audit of the Budawang Special School construction site at 17 Croobyar Rd, Milton.

I understand Zauner Construction have been working closely with Shoalhaven Water in relation to the removal of asbestos pipes and installation of new services.

As a part of the audit process I am required to consult with agencies who have been involved in the construction process. If you have any feedback for us in relation to the construction activities and how

they have impacted the environment, if there are any comments or concerns, please do not hesitate to get in touch with me.

Thank you so much.

Bethany Lavers

Senior Environmental Consultant

Monday, Tuesday, Wednesday, Thursday, half-day Friday

Eco Logical Australia Pty Ltd

Austinmer

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62 Moore Street Austinmer NSW 2515

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✉ bethany.lavers@ecoaus.com.au

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Please follow this link to read how Eco Logical Australia is responding to the COVID-19 situation
<http://www.ecoaus.com.au/news/message-to-our-clients-and-community>

From: Ben Coddington <Ben.Coddington@shoalhaven.nsw.gov.au>

Sent: Tuesday, August 2, 2022 2:20 PM

To: Harry Brizga <Harry.Brizga@shoalhaven.nsw.gov.au>; Lavers, Bethany
<Bethany.Lavers@ecoaus.com.au>

Subject: RE: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Thanks for passing this on Harry.

I have not had reports of any specific environmental issues related to this project to add to you audit Bethany. One slightly left field comment I have re this site, a Cane Toad was recorded very close to the site in 2020, believed to have hitched a ride on a caravan that had been in QLD. David Coombes of Ecological conducted surveys in potential habitat on multiple night when conditions were suitable to detect frogs and did not record any Cane Toads. Its unlikely there are any Cane Toads remaining however this history would be good to keep in mind if you are onsite inspecting ponds or potential habitat. It would be worth identifying tadpoles or calls if heard to be certain we don't have a southern population there.



Ben Coddington

Biodiversity Coordinator

+61 2 4429 3514

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shoalhaven.nsw.gov.au

RESPECT | INTEGRITY | ADAPTABILITY | COLLABORATION

From: Harry Brizga <Harry.Brizga@shoalhaven.nsw.gov.au>

Sent: Tuesday, 2 August 2022 8:32 AM

To: Ben Coddington <Ben.Coddington@shoalhaven.nsw.gov.au>

Cc: Scott Haylett <Scott.Haylett@shoalhaven.nsw.gov.au>

Subject: FW: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Hi Ben,

FYI, not sure if you might have had any involvement in this. Please see below email from Bethany from Ecological regarding the SSD approval for the Budawang School at Milton (3A21/1000). I believe this must relate to conditions C37-C42 of the state government consent (attached).

Is this something you would be looking at?

Thanks,



Harry Brizga

Development Engineering Officer

+61 2 4429 3249

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shoalhaven.nsw.gov.au

RESPECT | INTEGRITY | ADAPTABILITY | COLLABORATION

From: Lavers, Bethany <Bethany.Lavers@ecoaus.com.au>

Sent: Monday, 1 August 2022 1:14 PM

To: Harry Brizga <Harry.Brizga@shoalhaven.nsw.gov.au>

Subject: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Good afternoon Harry,

I recently conducted a site inspection as part of an independent environmental audit of the Budawang Special School construction site at 17 Croobyar Rd, Milton.

I understand Zauner Construction have been liaising with you during their early works stage of the construction.

As a part of the audit process I am required to consult with agencies who have been involved in the construction process. If you have any feedback for us in relation to the construction activities and how they have impacted the environment, if there are any comments or concerns, please do not hesitate to get in touch with me.

Thank you so much.

Bethany Lavers

Senior Environmental Consultant

Monday, Tuesday, Wednesday, Thursday, half-day Friday

Eco Logical Australia Pty Ltd

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✉ bethany.lavers@ecoaus.com.au

@ <http://www.ecoaus.com.au>



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<http://www.ecoaus.com.au/news/message-to-our-clients-and-community>

From: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Sent: Monday, 25 July 2022 10:15 AM
To: Lavers, Bethany <Bethany.Lavers@ecoaus.com.au>
Cc: Adrien Clements <Adrien.Clements@zauner.com.au>; Edward Goh <Edward.Goh@zauner.com.au>;
Chris.Tudor3@det.nsw.edu.au
Subject: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Hi Bethany,

Sorry I missed this one. I agree with your proposal below to determine compliance with noise, air quality, erosion and sedimentation, traffic, waste and complaints management.

Kind regards,

Georgia

From: Lavers, Bethany <Bethany.Lavers@ecoaus.com.au>
Sent: Thursday, 14 July 2022 11:55 AM
To: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Cc: Adrien Clements <Adrien.Clements@zauner.com.au>; Edward Goh <Edward.Goh@zauner.com.au>;
Chris.Tudor3@det.nsw.edu.au
Subject: Budawang Special School construction (SSD 8845345) Independent Environmental Audit - Consultation

Good morning Georgia,

Zauner Construction, on behalf of School Infrastructure NSW, has engaged Eco Logical Australia (ELA) to undertake an independent environmental audit of the construction of the Budawang Special School, located at 17 Croobyar Rd, Milton.

The audit is a requirement of the Development Consent SSD 8845345 and will be conducted on Friday 15th July 2022.

If you have any feedback for us in relation to the construction activities and how they have impacted the environment, if there are any comments or concerns, or specific areas where you would like us to focus during the review, eg, noise management, dust, waste management, interactions with the community, etc, please do not hesitate to get in touch with me.

Additionally, if you would like us to engage with particular parties or agencies as part of the audit process, please advise.

Thank you so much.

Bethany Lavers

Senior Environmental Consultant

Monday, Tuesday, Wednesday, Thursday, half-day Friday

Eco Logical Australia Pty Ltd

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