



# Independent Environmental Audit

ALEX AVENUE PUBLIC SCHOOL

JULY 2020

## 1. REVISIONS

Revision	Date	Report No.	Description	Prepared By	Approved By
1	7/09/20	J1812200828.1	Draft issued to TSA Management for review and comment	R. Johnson	R. Johnson
2	25/09/20	J1812200925.2	Final issued to TSA Management	R. Johnson	R. Johnson

<b>Project Name</b>	Alex Avenue Public School
<b>Consent Number</b>	SSD 9368
<b>Description of Project</b>	Staged construction and operation of a new school including four learning hubs containing home bases, a hall with canteen and an out of school hours facilities, library and administrative building, and associated works including covered outdoor learning areas, landscaping, drop -off/pick up facilities, car parking, signage and infrastructure works.
<b>Project Address</b>	Lot 1 and 2 DP 1244925, Farmland Drive, Schofields
<b>Proponent</b>	NSW Department of Education

## AUDIT DECLARATION


I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 28 July 2020. Additional information requested during the site audit was provided post-audit where available.

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

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DP&E 2018), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit prior to the audit
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Lead Auditor:** Richard Johnson

**Title:** Director, Aspect Environmental Pty Limited

Signature: 

Date: 25/09/20

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## EXECUTIVE SUMMARY

The Conditions of Consent (CoC) issued for State Significant Development SSD 9368 (21 May 2020) require, under condition C33, independent audits of the development to be carried out. This independent environmental audit report satisfies that requirement.

The audit has been conducted in accordance with:

- the Independent Audit Program;
- the requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (Department of Planning and Environment, June 2018); and
- the processes and practice procedures identified in AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the review of compliance undertaken by Aspect Environmental Pty Limited (Aspect). The audit process comprised pre-site audit documentation review, stakeholder scoping review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The audit was conducted in July 2020 with a site inspection and interviews undertaken on the 28 July 2020. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A) and in the photo log provided (Appendix B).

Consultation was undertaken with the Department of Planning, Infrastructure and Environment (DPIE) and Blacktown City Council. The DPIE stated:

- on 15 May 2020, the Department issued Richard Crookes Construction an Official Caution for carrying out development without a development consent first being obtained; and
- no complaints have been received by the Department directly from the public.

No adjustment was made to the audit scope.

Blacktown City Council advised that following a review of their corporate database, that no complaints have been received in respect to Lot 1 Farmland Drive, Schofields.

No adjustment was made to the audit scope.

It was found that the site was generally compliant, and the project was being managed in accordance with the requirements of the SSD 9368 consent. Of the 116 CoC relevant to the current audit, the following findings of compliance were made:

- 62 - compliant;
- 1 - non-compliant; and
- 53 - not triggered.

The 1 non-compliance is summarised as:

- A25 - a(i) requires the documents referred to in condition A2 be made publicly available on the Project's website at least 48 hours before the commencement of construction. The EIS, Response to Submissions and Supplementary Response to Submissions were not available on the Project's website.

Environmental performance of the development was considered to be satisfactory with no significant discernible offsite impacts at the time of the audit and appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the first independent environmental construction audit completed for the development, as such, there are no previous audit findings to report on.

The reviewed CEMP and sub-plans were considered to generally be adequate for the nature of the site. Improvement opportunities and observations were identified pertaining to:

- spill kits were not in place at the refuelling area and hazardous goods and storage/ laydown area; and
- sediment fence along the western perimeter boundary of the site (interface with adjacent development) is not keyed in correctly and in places requires repair/ replacement.

The audit protocol and findings are summarised in Section 3 of the report and provided in detail in Appendix A.

The audit concludes that the Alex Avenue Public School is being constructed generally in compliance with the requirements of the SSD.

## Table of Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>II</b>
<b>1. INTRODUCTION .....</b>	<b>7</b>
1.1. PROJECT BACKGROUND .....	7
1.2. PROJECT LOCATION .....	7
1.3. STATE SIGNIFICANT DEVELOPMENT .....	8
1.4. AUDIT INTRODUCTION .....	8
1.5. AUDIT OBJECTIVES .....	9
1.6. INDEPENDENT AUDITOR .....	9
1.7. AUDIT CRITERIA .....	9
1.8. AUDIT SCOPE .....	9
1.9. AUDIT PERIOD .....	10
<b>2. AUDIT METHODOLOGY .....</b>	<b>11</b>
2.1. SELECTION AND ENDORSEMENT OF AUDITOR .....	11
2.2. INDEPENDENT AUDIT SCOPE DEVELOPMENT .....	11
2.3. COMPLIANCE EVALUATION .....	11
2.4. SITE INTERVIEWS .....	12
2.5. SITE INSPECTION .....	12
2.6. CONSULTATION .....	12
2.7. COMPLIANCE STATUS DESCRIPTORS .....	12
2.8. OPENING MEETING – SITE AUDIT .....	12
2.9. CLOSING MEETING – SITE AUDIT .....	13
2.10. REVIEW AND RESPONSE TO DRAFT INDEPENDENT ENVIRONMENTAL AUDIT REPORT .....	13
<b>3. AUDIT FINDINGS .....</b>	<b>15</b>
3.1. PROJECT BOUNDARY AND SETTING .....	15
3.2. APPROVAL AND DOCUMENT LIST .....	15
3.3. COMPLIANCE PERFORMANCE .....	16
3.4. SUMMARY OF AGENCY NOTICES, ORDERS, PENALTY NOTICES OR PROSECUTIONS .....	17
3.5. AUDIT NON-COMPLIANCES .....	17
3.6. EMP, SUB-PLANS AND POST APPROVAL DOCUMENTS .....	17
3.7. ENVIRONMENTAL MANAGEMENT SYSTEM .....	18
3.8. ENVIRONMENTAL PERFORMANCE .....	19
3.9. CONSULTATION OUTCOMES .....	19
3.10. COMPLAINTS .....	20
3.11. SITE INSPECTION .....	20
3.12. SITE INTERVIEWS .....	20
3.13. COMPLIANCE REPORT RECOMMENDATIONS .....	20
<b>4. RECOMMENDATIONS .....</b>	<b>21</b>
4.1. NON-COMPLIANCE RECOMMENDATIONS .....	21
4.2. IMPROVEMENT OPPORTUNITY RECOMMENDATIONS .....	21
<b>5. CONCLUSION .....</b>	<b>22</b>
<b>APPENDIX A - AUDIT PROTOCOL AND FINDINGS .....</b>	<b>23</b>
<b>APPENDIX B – SITE AUDIT PHOTO LOG .....</b>	<b>24</b>

**List of Figures**

Figure 1-1 Site Location (Urbis EIS, February 2019)

Figure 3-1 Aerial photograph of site showing boundary of SSD 9368 (Source: EIS Urbis, February 2019)

**List of Tables**

Table 2-1 Additional information provided after the Applicant's review of the Draft Independent Audit Report

Table 3-1 Approval and document list

Table 3-2 Construction site document list

Table 3-3 Summary of SSD compliance findings

Table 3-4 Summary of audit non-compliances

Table 3-5 EMS component audit scope

Table 3-6 Environmental aspect audit scope

Table 3-7 Agency consultation outcomes

Glossary	
<b>Audit</b>	Systematic, independent and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
<b>Audit criteria</b>	Set of policies, procedures or requirements.
<b>Audit evidence</b>	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
<b>Audit findings</b>	Results of the evaluation of the collected audit evidence against the audit criteria.
<b>Audit conclusion</b>	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
<b>Audit client</b>	Organisation or person requesting an audit.
<b>Auditee</b>	Organisation being audited.
<b>Auditor</b>	Person with competence to conduct an audit.
<b>Audit team</b>	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
<b>Audit plan</b>	Description of the activities and arrangements for an audit.
<b>Audit scope</b>	Extent and boundaries of an audit.
<b>Compliant</b>	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.
<b>Improvement opportunity</b>	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
<b>Non-Compliant</b>	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.
<b>Not Triggered</b>	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.
<b>Observation</b>	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.



## 1. INTRODUCTION

### 1.1. Project Background

Alex Avenue Public School (the school) is located at the corner of Farmland Drive, Schofields. The Project involves the construction of a new school catering for students from Kindergarten to Year 6. The School will accommodate approximately 1,000 students and 70 full-time staff to assist with alleviating pressure on existing school enrolments in the area and cater for future population growth.

The Project will comprise the following works:

- construction of a 2-storey library, administration and staff building (Block A);
- construction of four 2-storey classroom buildings (Block B) containing 40 homebases (stage 1 approximately 19 homebases);
- construction of a single storey assembly hall (Block C) with a performance stage and integrated covered outdoor learning area (COLA). The assembly hall will have OOSH facilities, storeroom areas and amenities;
- associated site landscaping and open space including associated fences throughout and games courts;
- pedestrian access points along both Farmland Drive and the future Pelican Road;
- substation on the north-east corner of the site; and
- school signage to the front entrance.

### 1.2. Project Location

The School is located approximately 2.5km west of the Fairfield city centre, within the Blacktown City LGA (Figure 1-1). The site covers Lot 1 and 2 being part of existing Lot 4 DP1208329 & Lot 121 DP1203646 and has a total area of approximately 2 hectares. The surrounding area is diversely characterised including medium residential zones currently under construction to the site north, public recreation and low density residential to the east, currently underdeveloped medium density residential to the south west undeveloped medium density residential to the south west.



Figure 1-1 Site Location (Urbis EIS, February 2019)

### 1.3. State Significant Development

The Alex Avenue Public School project is a State significant development (SSD 9368) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) by the NSW Department of Planning, Industry and Environment (DPIE). Conditions of Consent (CoC) were issued by the DPIE on 21 May 2020. These CoC have been used to inform the scope of this independent audit.

The conditions of the SSD 9368 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A33);
- Part B - Prior to Commencement of Construction (B1-B30);
- Part C - During Construction (C1-C36);
- Part D - Prior to Commencement of Operation (D1-D46); and
- Part E – Post Occupation (E1-E16).

The SSD instrument also provides definitions for key terms used within the conditions and two Appendices.

### 1.4. Audit Introduction

The Independent Audit Program (IAP) was prepared by Aspect Environmental Pty Limited (Aspect) on 25 May 2020. The IAP was prepared in accordance with the Independent Audit Post Approval Requirements (IAPAR) (DP&E, 2018). This Independent Environmental Audit has been prepared in accordance with the IAP, inclusive of the documented Independent Audit Methodology within the IAP, and the IAPAR.

### 1.5. Audit Objectives

The objectives of the Independent Environmental Audit are to identify the compliance, or otherwise, of the current (construction) phase of development of the Alex Avenue Public School Project with the issued CoC for SSD 9368 and to provide an objective evaluation of environmental performance of the development.

### 1.6. Independent Auditor

This initial independent environmental audit was conducted by Richard Johnson of Aspect as the lead auditor. Richard has tertiary qualifications in science (BSc) and law (Diploma in Law) and has 28 years of experience in environmental assessment and management. Richard completed certification for environmental auditing from Det Norske Veritas in 1997.

A statement of independence is provided at the beginning of this document to identify no actual or perceived conflict exists in the performance of the independent environmental audit.

### 1.7. Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 9368 and by the expectations of the IAPAR (DPIE, 2018).

The audit findings (Appendix A) identify the relevant criteria and the performance in terms of audit evidence collected or observed against the criteria to verify compliance during the course of conducting the audit.

### 1.8. Audit Scope

The scope of auditing requirements has been based on consideration of:

- the project SSD EIS (Urbis, February 2019) and associated Response to Submission documentation (Urbis, June 2019);
- the compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
  - to support the administrative conditions (Part A);
  - prior to commencement of construction (Part B);
  - during construction (Part C); and
- the independent auditing requirements and expectations specified in the IAPAR (2018).

The audit scope consisted of:

- an assessment of compliance with CoC and other relevant approvals and licences;
- an assessment of environmental performance of the development including:
  - an assessment of actual impacts compared to predicted impacts documented in the EIS;
  - an assessment of incidents, non-compliances and complaints that have occurred on the project;

- an assessment of feedback received from DPIE and Blacktown City Council;
- an assessment of the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;
- a high-level review of the Project's environmental management system (EMS);
- a high-level assessment of the adequacy of the Project's environmental management plans and sub-plans; and
- any other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination).

This scope is consistent with that identified within the IAP (Aspect, May 2020) and the IAPAR.

### 1.9. Audit Period

The audit is confined in time to the status of the site documentation, reviewed between 15 July 2020 and 28 August 2020 and site operations at the time of the site inspection undertaken on 28 July 2020.

## 2. AUDIT METHODOLOGY

### 2.1. Selection and Endorsement of Auditor

#### **Lead Auditor: Richard Johnson**

Richard holds tertiary qualifications in science (BSc) and law (Diploma in Law) and has 30 years of experience in environmental assessment and management. Richard completed certification for environmental auditing from Det Norske Veritas in 1997.

The DPIE agreement to the nominated lead auditor was received on 09 June 2020.

### 2.2. Independent Audit Scope Development

The DPIE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the Independent Audit Post Approval Requirements (DP&E 2018). These requirements apply to all SSD where an independent audit is required by the CoC.

An independent audit program prepared by Aspect (May 2020) outlined the scope of auditing requirements for the project. This audit scope was discussed during the opening meeting on 28 July 2020.

Requirement for further development of the scope of the audit was considered through agency consultation (DPIE and Blacktown City Council) and review of complaints registers and additional licence, permit or approval requirements.

#### **Review of Complaints Register**

A review of documentation identified various means of registering a complaint for the development. Complaints may be recorded via the project's website [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au) or alternatively to the dedicated project 1300 Community Hotline number or to Project/Site Management team directly. Each of which would be directed back to the single point source for collation and any subsequent action.

No complaints have been recorded to 13 July 2020.

### 2.3. Compliance Evaluation

The audit findings are based on verifiable evidence either sighted, reviewed, collated or observed. The following methods were used to obtain verifiable evidence relevant to the audit scope:

- review of project records, documentation and reports including physical and digital versions either provided directly by project representatives or available as published, publicly available information online;
- interviews with construction project personnel;
- correspondence with third-party stakeholders; and
- site inspections, including collection of photographic evidence.

A review of verifiable evidence was undertaken against the identified audit criteria to determine the level of compliance.

#### 2.4. Site Interviews

Site interviews were conducted on 28 July 2020. Site interviews were conducted with the project management team within the site office and during the course of the site inspection.

#### 2.5. Site Inspection

An inspection of the entire project site was carried out on 28 July 2020. The site inspection was accompanied by the Icon Construction site management team.

The site inspection comprised a walkover of the defined construction footprint (including external boundary where accessible) and included internal and external work environments.

#### 2.6. Consultation

Consultation was undertaken with the DPIE on 24 and 28 July 2020.

Consultation with Blacktown City Council was also undertaken between 24 July and 04 August 2020.

#### 2.7. Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories as follows:

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

Some of the recorded audit findings identify improvement opportunities in relation to audit criteria that have been identified as compliant, for consideration by the proponent.

#### 2.8. Opening Meeting – Site Audit

The audit commenced with an opening meeting. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Richard Johnson (Director, Aspect Environmental);
- Mathew Williams (Associate Director, Aspect Environmental);
- Isaac Pinkerton (Site Engineer, Richard Crookes Construction);
- Chris Evans (Site Manager, Richard Crookes Construction);
- Jaron Hoffenberg (Project Manager, TSA Management); and



- Darren Vozzo (Project Manager, Richard Crookes Construction).

## 2.9. Closing Meeting – Site Audit

The site audit closing meeting was held on the afternoon of 28 July 2020. The site audit closing meeting was attended by:

- Richard Johnson (Director, Aspect Environmental);
- Mathew Williams (Associate Director, Aspect Environmental);
- Isaac Pinkerton (Site Engineer, Richard Crookes Construction);
- Jaron Hoffenberg (Project Manager, TSA Management);
- Will Panaueras (HSE, Richard Crookes Construction); and
- Darren Vozzo - Project Manager, Richard Crookes Construction.

It was identified that during the post-site audit phase further review of records and documentation would be undertaken prior to the issue of the draft audit findings. This process would provide TSA Management and Richard Crookes Construction with the ability to provide further evidence for verification (if required/available) against the audit criteria that may not have been identified or accessible at the time of the site audit. Provision of any such evidence would enable the compliance assessment to be reviewed prior to issue of the final audit findings, although it was identified that the review of supplementary evidence would not automatically change an audit finding.

## 2.10. Review and Response to Draft Independent Environmental Audit Report

The draft audit report was provided to TSA Management and Richard Crookes Construction for review on 28 August 2020 to allow an opportunity to provide any additional information before finalising the audit report.

A draft report finding would generally only be revised in instances where the auditor is satisfied that the additional information or evidence provided is sufficient to determine that an error of fact or misunderstanding has taken place, and this is adequately supported by the provision of additional objective audit evidence that was not available at the time of site audit. Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

Additional information provided after the Applicant's review of the Draft Independent Audit Report is shown in Table 2-1.

*Table 2-1 Additional information provided after the Applicant's review of the Draft Independent Audit Report*

ID	Requirement	Independent Audit Findings	Department of Education Actions	Additional Information
A25	A25 a(i) requires the documents referred to in condition A2 be made publicly available on the Project's website at least 48 hours before the	At the time of the audit, the EIS, Response to Submissions and Supplementary Response to Submissions were	Publish the documents required by condition A25 on the Projects website.	As of 25/09/20, the required documents were available on the Project website <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/g/galungara-public-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/g/galungara-public-school.html#category-reports</a> .

ID	Requirement	Independent Audit Findings	Department of Education Actions	Additional Information
	commencement of construction.	not available on the project's website.		The NCR is closed.

No changes were made to the audit findings following the Applicant's review of the Draft Audit Report.

Under SSD 9368 CoC C34, the Applicant is required to prepare a response to the final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.



### 3. AUDIT FINDINGS

This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

#### 3.1. Project Boundary and Setting

The project boundary is identified by the boundaries of SSD 9368 as shown in Figure 3-1 below. The audit is confined in time to the status of site operations at the time of the site inspection component of the audit, being 28 July 2020. The audit provides a representative snapshot of performance at the time of the site audit.

Documentation relevant to the audit scope was made available pre-site audit for information and review. Follow-up documentation was provided post-site audit to address questions or items raised at the time of the site audit, during the closing meeting or identified in the draft audit findings.



Figure 3-1 Aerial photograph of site showing boundary of SSD 9368 (Source: EIS Urbis, February 2019)

#### 3.2. Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approval documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3-2.

Table 3-1 Approval and document list

Approval Reference	Document Details
<b>Environmental Impact Statement</b>	Alex Avenue Public School; EIS was produced by Urbis and dated February 2019.
<b>State significant development</b>	SSD 9368 dated 21 May 2020.
<b>B5 Unexpected Contamination Procedure</b>	An unexpected finds protocol for contamination was prepared by Greencap as part of the CEMP and is dated 26 July 2019.
<b>B8 Community Communication Strategy</b>	A Community Communication Strategy has been prepared by Schools Infrastructure NSW and is dated May of 2020.
<b>B13 Construction Environmental Management Plan</b>	Richard Crookes Construction has produced the CEMP. The CEMP Revision 2 is dated 3 June 2020.
<b>B15 The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b>	Jim's Traffic Control produced the CTPMSP. Version 2.3 of the plan is dated 29 May 2020.
<b>B16 The Construction Noise and Vibration Management Sub-Plan (CNVMSP)</b>	The CNVMSP was produced by Acoustic Logic. Revision 2 of the plan is dated 3 June 2020.
<b>B17 The Construction Waste Management Sub-Plan (CWMSP)</b>	The CWMSP was prepared by EcCell Environmental. Version 5 is dated 21 November 2019.
<b>B18 Construction Soil and Water Management Plan (CSWMP)</b>	The CSWMP was prepared by Northrop. Revision 3 is dated 16 May 2020.

Table 3-2 Construction site document list

Document Details	Document Details & Observations
<b>Environmental Inspection</b>	Completed 27/07/20. Evidence of tree protection in place, sediment fence installation and geofab covering/ protecting stormwater drains.
<b>Site Induction Records</b>	Sighted Site Induction Presentation. Included an update to reflect COVID-19 response and site requirements.
<b>Incident Register</b>	Reviewed Incident Register – 1 injury noted 13/08/20 and vandalism of plant reported to Police on 26/10/19.
<b>Plant and Equipment Induction Record</b>	Reviewed completed plant induction for 10T excavator dated 11/06/2020.

### 3.3. Compliance Performance

Compliance performance is assessed against the nominated audit criteria as applied to the audit scope and are included in detail in Appendix A. Findings are based on an evaluation of the documentation and field-based observations, presented in support of compliance against the audit requirements. A photo log to support the findings was compiled during the site audit and is presented in Appendix B to this report.

A summary of SSD compliance findings is presented in Table 3-3.

Table 3-3 Summary of SSD compliance findings

SSD Category	# Requirements	# Compliant	# Non-Compliant	# Not Triggered
Part A - Administrative	33	8	1	24
Part B - Prior to Commencement of Construction	30	23	0	7
Part C - During Construction	36	24	0	12
Appendix 1 Advisory Notes	13	7	0	6
Appendix 2 Written Incident Notification and Reporting Requirements	4	0	0	4
<b>Total</b>	<b>116</b>	<b>62</b>	<b>1</b>	<b>53</b>

The detailed evidence and findings of the audit are provided in Appendix A.

### 3.4. Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

The project has been issued with 1 agency notice. On 15 May 2020, the Department issued Richard Crookes Construction an Official Caution for carrying out development without a development consent first being obtained.

### 3.5. Audit Non-Compliances

Of the 116 CoC relevant to the current audit, a total of 1 non-compliance was identified as summarised in Table 3-4.

Table 3-4 Summary of audit non-compliances

Approval (ID)	Audit findings
<b>A25</b>	A25 a(i) requires the documents referred to in condition A2 be made publicly available on the Project's website at least 48 hours before the commencement of construction. The EIS, Response to Submissions and Supplementary Response to Submissions were not available on the Project's website.

### 3.6. EMP, Sub-plans and Post Approval Documents

A list of the post-approval EMP and Sub-plans has been provided in Table 3-1. Additional documentation reviewed as part of the site audit is provided in Table 3-2.

#### Implementation of management plans

Site controls and management requirements were clearly identified on site at the site entrance point from the construction site sheds.

In reviewing the implementation of the various management plans on site, a total of 2 improvement opportunities are recommended:

- spill kits were not in place at the refuelling area and hazardous goods and storage/ laydown area; and

- sediment fence along the western perimeter boundary of the site (interface with adjacent development) is not keyed in correctly and in places requires repair/replacement.

Each of the items noted above were identified during the closeout meeting with the site team as representing an opportunity to enhance environmental site performance that would demonstrate a clear and proactive implementation of the site management plans that is consistent with site notices for implementation.

### 3.7. Environmental Management System

A high-level review of the EMS adequacy was undertaken as part of the project audit. The EMS components reviewed as part of the audit scope are provided in Table 3-5.

*Table 3-5 EMS component audit scope*

EMS Component	Requirement
<b>Legal Requirements Register</b>	Identification of applicable legislative requirements, applicable standards, codes of practice and industry guidelines with demonstration of relevance to the project scope.
<b>Aspects/Impacts Register</b>	Identification of the Projects environmental aspects and impacts with identification of those aspects/Impacts of high significance to the project.
<b>Roles and Responsibilities</b>	Identification and allocation of roles and responsibilities to relevant site and management personnel to provide effective site environmental management and performance.
<b>Training</b>	Identification of awareness and vocational training requirements relevant to the nature of works to be performed and associated environmental values or requirements identified within the Aspects/Impacts and Legal Requirements register.
<b>Monitoring and Review</b>	Program and process for monitoring and review of the Project EMS to demonstrate applicability.
<b>Communications</b>	Identification of how the EMS is implemented during the course of the project, including the communication of change and access to information.

The expected elements of an EMS were identified as being implemented through activities onsite, induction and training programs, toolbox talks, risk notice boards, environmental management notices and in the progressive review and implementation of management plans.



### 3.8. Environmental Performance

The environmental performance of the project was assessed during the site visit against the environmental aspects listed in Table 3-6.

Table 3-6 *Environmental aspect audit scope*

Environmental Aspect	Requirement
<b>Air</b>	Dust and other emissions are being managed on site and generally confined to site. No record of incidents/complaints.
<b>Noise</b>	Work hours are within approved hours. Noise mitigation evident. No record of incidents/complaints.
<b>Land (ErSed)</b>	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits. No record of incidents/complaints. Reinstatement requirements to be prioritised.
<b>Water</b>	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. No record of incidents/complaints.
<b>Waste</b>	Containment and appropriate sorting of waste as appropriate. Removal of surplus waste items would improve general housekeeping. No record of incidents/complaints.
<b>Traffic</b>	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints identifies one complaint re: on-street parking and this was resolved and closed out.
<b>Flora/Fauna</b>	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.

Environmental performance in respect of the relevant environmental aspects, was found to be satisfactory with sound site environmental management generally exhibited onsite.

### 3.9. Consultation Outcomes

Stakeholders were contacted and feedback sought with regards to project performance. A summary of the feedback received is provided in Table 3-7.

Table 3-7 *Agency consultation outcomes*

Agency	Contact	Comment
<b>Blacktown City Council</b>	Manager Development Assessment	<ul style="list-style-type: none"> <li>Advised that following a review of their corporate database, that no complaints have been received in respect to Lot 1 Farmland Drive, Schofields.</li> </ul>
<b>DPIE</b>	Senior Compliance Officer	<ul style="list-style-type: none"> <li>On 15 May 2020, the Department issued Richard Crookes Construction an Official Caution for carrying out development without a development consent first being obtained; and</li> <li>No complaints have been received by the Department directly from the public.</li> </ul>

### 3.10. Complaints

Complaints may be recorded via the project's website [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au) or alternatively to the dedicated project 1300 Community Hotline number or to the Project/Site Management Team directly.

The NSW Department of Education – School Infrastructure Complaints Register for the project was viewed online on the 13 July 2020 (last updated 26 May 2020). At this time the register had no complaints registered.

### 3.11. Site Inspection

A site inspection as part of the audit was undertaken on 28 July 2020. During the site inspection, observations on the project's environmental performance were made and captured by site photos (Appendix B).

Environmental performance was determined to be satisfactory.

### 3.12. Site Interviews

Site interviews were generally structured around the prescribed SSD CoC, management plan expectations and EMS processes.

The site team was questioned on how the project might demonstrate compliance, response to, and an address of particular site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

The site interviews demonstrated that the project personnel had a good understanding of environmental risks and controls associated with the project and immediate neighbours.

### 3.13. Compliance Report Recommendations

There has been one compliance report for the project as triggered by the CRPAR (2018) Pre-Construction Compliance Report. CoC B29 requires the report to be made publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done. Aspect sighted confirmation of submission to Planning Secretary and Certifier on 01 June 2020. The report was not reviewed as part of this audit.

## 4. RECOMMENDATIONS

### 4.1. Non-Compliance Recommendations

A total of 1 non-compliance was identified. The non-compliance is categorised under confirmation of public notification.

The identified non-compliance is not considered to represent an immediate significant risk of material harm to the environment.

### 4.2. Improvement Opportunity Recommendations

A total of 2 improvement opportunities have been recommended:

- spill kits were not in place at the refuelling area and hazardous goods and storage/laydown area; and
- sediment fence along the western perimeter boundary of the site (interface with adjacent development) is not keyed in correctly and in places requires repair/replacement.

Each of the above items are considered to be readily addressed, however, unchecked they have the potential to lead to more significant issues.

## 5. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 9368 CoC C33.

The audit has been conducted in accordance with the DPIE Independent Audit Post Approval Requirements (June 2018) and the AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems. The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up. The site audit was conducted on 28 July 2020.

It was found that the project was generally compliant with the CoC and construction activities are generally being managed in accordance with the requirements of the SSD instrument.

One non-compliance was identified:

- A25 - a(i) requires the documents referred to in condition A2 be made publicly available on the Project's website at least 48 hours before the commencement of construction. The EIS, Response to Submissions and Supplementary Response to Submissions were not available on the Project's website.

Improvement opportunities and observations were also identified and recorded, associated with provision of spill kits in high risk areas and ERSed controls that can be readily managed within the existing suite of management plans and site processes and their progressive review and implementation.

The audit concludes that the Alex Avenue Public School is generally being constructed in compliance with the requirements of the SSD instrument.



# APPENDIX A - AUDIT PROTOCOL AND FINDINGS

Date of Audit	28/7/20	SSD 9368				
Auditor	Richard Johnson					
Location	Alex Avenue					
Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Assessment of Environmental Performance						
Environmental Aspect						
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.	Stockpiles on the site were damp from recent rainfall and stable. No complaints received.	Satisfactory standard of performance has been demonstrated.			
Noise	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.	There is no record of incidents or complaints of excessive noise generating activities outside the approved work hours.	Satisfactory standard of performance has been demonstrated.			
Land (contam)	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.	Sighted unexpected finds protocol prepared by Greencap "Unexpected Finds Protocol 34-38 Schofields Road, Schofields NSW" dated July 2019.	Satisfactory standard of performance has been demonstrated.			
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.	There was no evidence of scouring, or rill erosion on the project. No complaints to date.	Satisfactory standard of performance has been demonstrated.			
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.	Mixed general waste skip bins in place and being maintained.	Satisfactory standard of performance has been demonstrated.			
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.	NA	Not triggered			
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints	Rumble grid in place at entry/ exit to site. The tracking of soil / muds to public roads was not observed during the site audit dates. No complaints to date.	Satisfactory standard of performance has been demonstrated.			
Flora/Fauna	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.	No incidents/ complaints to date.	Satisfactory standard of performance has been demonstrated.			
High-Level Review of Project EMS						
Mandatory and Other Requirements Register	Identification of applicable legislative requirements, applicable standards, codes of practice and industry guidelines with demonstration of relevance to the project scope.	Information on applicable legislation and standards that apply is included in Section 4 of the CEMP (CEMP, Rev 2 03/06/20).	Adequacy of the project's performance was demonstrated.			
Aspects/ Impacts Register	Identification of the Projects environmental aspects and impacts with identification of those aspects/Impacts of high significance to the project.	Appendix B Contingency Plan of the CEMP (Rev 2 03/06/20) outlines the aspects and impacts of the Project including a risk assessment.	Adequacy of the project's performance was demonstrated.			
Roles and Responsibilities	Identification and allocation of roles and responsibilities to relevant site and management personnel to provide effective site environmental management and performance.	Section 2 'Roles and Responsibilities' of the CEMP (Rev 2 03/06/20) outlines the organisational structure, parties and responsibilities. The Environmental Specialist/ Engineer is responsible for implementing the CEMP and all required environmental controls, monitoring and inspecting activities for compliance etc.	Adequacy of the project's performance was demonstrated.			
Training	Identification of awareness and vocational training requirements relevant to the nature of works to be performed and associated environmental values or requirements identified within the Aspects/Impacts and Legal Requirements register.	Induction material covers environmental items - waste, local creek protection, Aboriginal artefacts etc.	Adequacy of the project's performance was demonstrated.			
Monitoring and Review	Program and process for monitoring and review of the Project EMS to demonstrate applicability.	Environmental auditing requirements are detailed in Section 17 of the CEMP. Inspection regime and other monitoring requirements are detailed in environmental aspect summary tables.	Adequacy of the project's performance was demonstrated.			
Communications	Identification of how the EMS is implemented during the course of the project, including the communication of change and access to information.	The project team has demonstrated effective retention and accessibility to documentation and records as evidenced during the site audit.  Reliance was on the project CEMP as the reference for site control measures.	Adequacy of the project's performance was demonstrated.			
Conditions of Consent - 9368						
Part A- Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	General site environmental controls in accordance with CEMP and sub-plans are in place. No evidence of material harm on or offsite was observed during three separate site inspections.  No reportable incidents to date.	Compliance with condition has been demonstrated.			
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2; (d) in accordance with the approved plans in the table below:*	Items (a) to (c) verified through site observation during site audit inspection and document review.  Item (d) not able to be verified at this early stage of the development.	Compliance with condition has been demonstrated.			

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.	NA	Not triggered			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	No project changes documented triggering an accordance or consistency assessment.	Not triggered			
<b>Limits of Consent</b>						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	NA	Not triggered			
<b>Prescribed Conditions</b>						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Achievement demonstrated by findings of this audit.	Compliant			
<b>Planning Secretary as Moderator</b>						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes were communicated during the audit.	Not triggered			
<b>Evidence of Consultation</b>						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (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.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g. B7 Consultation Summaries for Endeavour Energy, Jemena, NBN and Sydney water.  Refer B18 & B19.	Compliant			

	Staging					
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the Supplementary Response to Submissions 2.	No staging of the project.	Not triggered			
A10	Staging of the proposed development may be varied in accordance with a Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.	NA	Not triggered			
A11	Any Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	NA	Not triggered			
A12	Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.	NA	Not triggered			
A13	Where a Staging Report is approved by the Planning Secretary, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report must be complied with at the relevant time for that stage.	NA	Not triggered			
Staging, Combining and Updating Strategies, Plans or Programs						
A14	With the approval of the Planning Secretary, 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).	NA	Not triggered			
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	NA	Not triggered			
A16	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.	NA	Not triggered			
A17	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.	NA	Not triggered			
Structural Adequacy						
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Signed various drawings: SSD 9368 - B5 - Certified Drawings - Stamped Structural Drawings - Northrop - 290819 SSD 9368 - B5 - Certified Drawings - Modscape - Stamped Dwg - Modscape - 300819 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B2 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-A - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B1 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-C - 280319  Sighted email dated 03/06/20 from Certifier (Group DLA) confirming receipt of drawings.  Sighted letter from Northrop stating compliance with the BCA - dated 10/09/20.	Condition is compliant.			

	<b>External Walls and Cladding</b>					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted statement of compliance that external wall components comply with the BCA from Modscape Commercial Pty Ltd dated 16/07/19.	Condition is compliant.			
	<b>Design and Construction for Bush Fire</b>					
A20	Construction of proposed Buildings A, B1 and B2 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Compliance with this condition not triggered at this stage of the development - refer Crown Certificate: "The Building and associated works are to be installed and certification on completion from the bushfire consultant is required to confirm compliance with BCA Part G5.2 and AS 3959 for the relevant BAL rating for the site as determined by the Bushfire consultant".	Not triggered			
A21	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Compliance with this condition not triggered at this stage of the development.	Not triggered			
	<b>Applicability of Guidelines</b>					
A22	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.	Procedural condition.	Noted.			
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.	No directions issued by Planning Secretary.	Not triggered			
	<b>Monitoring and Environmental Audits</b>					
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. 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.	Procedural condition.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
	<b>Access to Information</b>					
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	On the 21/7 it was confirmed that copies of the following documents were publicly available on the applicants website;  - Development Consent - Approved Plans - Crown Certificate - Construction Environmental Management Plan - Complaints Register (Last updated in May) - Community Communication Strategy - Project Updates (dated February 2019, May 2019, 16 May 2020 and 28 May 2020).	The EIS, Response to Submissions and Supplementary Response to Submissions are not published on the website as triggered by condition A2.			
	<b>Compliance</b>					
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Site induction for project personnel states "Report any Potential for environmental harm, and any environmentally harmful act, Use Bins provided, Food waste separate bins, Construction waste into nominated bins."  CEMP S 3.2 states that "The CEMP awareness induction will cover: 1. Outlining the objective and purpose of the works; and 2. Contents of the CEMP and their (the workers) responsibility. All site workers will sign the CEMP induction register acknowledging receipt and understanding of this CEMP. All induction sessions will be recorded in the induction register".	General compliance with this condition has been demonstrated.			

<b>Incident Notification, Reporting and Response</b>						
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	None to date.	Not triggered			
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	None to date.	Not triggered			
<b>Non-Compliance Notification</b>						
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	None to date.	Not triggered			
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.	None to date.	Not triggered			
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	None to date.	Not triggered			
<b>Revision of Strategies, Plans and Programs</b>						
A32	Within three months of: (a) the submission of a compliance report under condition B28; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C31 or C32; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Construction identified as commencing on 11 June 2020.  Condition references within 3 months - in progress.	In progress - Not triggered.			
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 and Certifier. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information within six weeks of the review. 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.	No revisions to date.	Not triggered			
<b>Prior to the Commencement of Construction</b>						
<b>External Materials and finishes</b>						
B1	Prior to the commencement of construction of Stage 1, a schedule of materials and finishes of the proposed Stage 1 and Stage 2 buildings must be submitted to the Certifier. The materials and finishes must reflect the appearance of the buildings shown in the renders included in Appendix B of the Response to Submissions.	Construction identified as commencing on 11 June 2020.  Sighted External finishes Schedule 21/05/20_rev01  Sighted email dated 03/06/20 from Certifier (Group DLA) confirming receipt of schedule of finishes.	Condition is compliant.			
<b>Road Safety Evaluation</b>						
B2	Following the dedication of Pelican Road and the extension of Farmland Drive to Council, a Road Safety Evaluation must be conducted on all relevant sections of the local road network to be utilised for bus and private vehicle drop-off / pick-up and used by students to travel between these locations and the school in accordance with the Guidelines for Road Safety Audit Practices (NSW Centre for Road Safety, 2011) and Austroads Guide to Road Safety Part 6: Road Safety Audit. The Road Safety Evaluation must be submitted to the Certifier, Council and the Planning Secretary.	Dedication of Pelican Rd and extension of Farmland Dr has not occurred.	Not triggered			
<b>Notification of Commencement</b>						
B3	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Notification of the intention to commence physical works on the 11 June 2020 was provided to the Department on 5 June 2020 (DOC20/525897).	Condition is compliant.			
B4	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.	Notification of the intention to commence Stage 1 on the 11 June 2020 was provided to the Department on 5 June 2020 (DOC20/525897).	Condition is compliant.			
<b>Certified Drawings</b>						
B5	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Construction identified as commencing on 11 June 2020.  Sighted submission of certified structural drawings to certifier on 21/05/20 (Mail Number: RCC-GCOR-004560).	Condition is compliant.			

	External Walls and Cladding					
B6	<p>Prior to the commencement of construction of Stage 1 and Stage 2, 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.</p>	<p>Sighted Certifier acceptance and confirmation statements/ product test reports for the external walls, as required by SSD Condition B6 dated 05/06/20.</p> <p>Sighted letter to Planning Secretary "<i>submission of External Walls and Cladding in accordance with Condition B6</i>" dated 05/06/20.</p>	Condition is compliant.			

	Protection of Public Infrastructure					
B7	<p>Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Sighted Consultation Summaries for Endeavour Energy, Jemena, NBN and Sydney water.</p> <p>Sighted dilapidation report dated 30/01/20 (Ref 116037).</p> <p>Sighted submission of Dilapidation Report to Planning Secretary 05/06/20, Certifier 03/06/20 and Council dated 27/05/20.</p>	Condition is generally compliant.			
B8	<p><b>Pre-Construction Dilapidation Report</b></p> <p>Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.</p>	<p>Sighted Pre-Construction Dilapidation report prepared by Tyrells Property Inspections, dated 30 January 2020.</p> <p>Sighted submission of report to Council dated 27/05/20 and Certifier dated 03/06/20.</p>	Condition is generally compliant.			
B9	<p><b>Unexpected Contamination Procedure</b></p> <p>Prior to the commencement of construction of Stage 1, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Sighted Unexpected Finds Protocol completed by Greencap, 26 July 2019 (C107881:1163717 JG) - Appendix J of CEMP Rev 2 dated 03/06/20.</p>	Condition is generally compliant.			
B10	<p><b>Community Communication Strategy</b></p> <p>No later than 48 hours before the commencement of construction of Stage 1 and Stage 2, 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:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<p>Sighted Community Communication Strategy prepared by Schools Infrastructure NSW, dated May 2020.</p> <p>Sighted submission of Community Communication Strategy to Planning Secretary on 02/06/20.</p>	Condition is generally compliant.			
B11	<p><b>Ecologically Sustainable Development</b></p> <p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>A request was made to Planning Secretary on 1 June 2020 to alter the timing for registering the project with the GBCA from prior to the commencement of construction, to within two months of the commencement of construction to enable the commencement of works on-site whilst SINSW negotiates an alternate ESD certification pathway with the Department of Planning, Infrastructure and Environment (DPIE).</p> <p>Acceptance pending.</p>	Condition is generally compliant.			
B12	<p><b>Outdoor Lighting</b></p> <p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Sighted confirmation from Meinhardt dated 27/05/20 "Pursuant to the provisions of BCA 2016 Amendment 1, AS 1158.3.1-2005, AS1680.0-2009 and AS 2293.1-2005 I hereby certify that the design of all outdoor lighting associated with the operation of the school complies 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 Obtrusive effects of outdoor lighting .</p> <p>Sighted confirmation from Certifier dated 03/06/20 that Outdoor lighting design is satisfactory in regards to the requirements of Section 6.28 of the EP&amp;A Act.</p>	Condition is generally compliant.			



	Environmental Management Plan Requirements					
B13	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to</p>	<p>Construction identified as commencing on 11 June 2020.</p> <p>Sighted:</p> <p>SSD 9368 - B14 - Condition Satisfaction Table</p> <p>SSD 9368 - B16 - Condition Satisfaction Table</p> <p>SSD 9368 - B17 - Condition Satisfaction Table</p> <p>SSD 9368 - B18 - Condition Satisfaction Table</p> <p>SSD 9368 - B19 - Condition Satisfaction Table</p>	Condition is generally compliant.			
	Construction Environmental Management Plan					
B14	<p>Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site;</p> <p>(i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and</p>	<p>Sighted CEMP Rev 2 dated 03 June 2020.</p> <p>Sighted confirmation of CEMP approval by certifier dated 05 June 2020.</p> <p>Sighted confirmation of submission to Planning Secretary 05/06/2020 Ref:DOC20/528934.</p> <p>Construction identified as commencing on 11 June 2020.</p>	Condition is generally compliant.			
B15	<p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.</p>	<p>Sighted confirmation of CEMP approval by certifier dated 05 June 2020.</p> <p>Sighted confirmation of submission to Planning Secretary 05/06/2020 Ref:DOC20/528934.</p> <p>Construction identified as commencing on 11 June 2020.</p>	Condition is generally compliant.			
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<p>Sighted Appendix F of CEMP rev 2 – 03/06/20: SSD 9368 - B16 - CTPMSP - Jims Traffic - v2.3 - 29/05/2020.</p> <p>Sighted consultation commencement with Council - email dated 15/05/20 to Fiona Frost and Nadeem Shaikh at Blacktown City Council.</p> <p>Sighted concurrence from TfNSW dated 29/05/20.</p>	Condition is generally compliant.			

B17	<p>The Construction Noise and Vibration Management Sub-Plan 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) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B17(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition B13(d).</p>	<p>Sighted in Appendix G of CEMP Rev 2 dated 03/06/20 CNVMP Acoustic Logic Rev 2 dated 03/06/20.</p> <p>Section 13.2 COMMUNITY CONSULTATION UNDERTAKEN -  <i>"Community Consultation has been undertaken with an online focus, due to the restrictions associated with the legislated restrictions around social distancing. An information package outlining the construction activities, and what mitigation measures have been implemented to reduce noise and vibration levels propagating beyond the site boundaries, has been provided to the community via the following mediums:.....Feedback received at the end of the 7 days has been incorporated in the CNVMP and CEMP where practical and appropriate. The community will also be updated on how feedback has been received by the project team".</i></p>	Condition is generally compliant.			
B18	<p>The Construction Waste Management Sub-Plan (CWMP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	<p>Sighted Appendix H of CEMP Rev 2 03/06/20, Construction Waste Management Sub-Plan Version 5 dated 21/11/19.</p> <p>a - Phase 2: Construction, p8  b - The Detailed Site Investigation (Greencap report reference C122140:160656_Detailed Site Investigation_Proposed Alex Avenue Public School) did not identify any unacceptable human health or ecological risk associated with the surface soil quality. Refer to Phase 1: Excavation, p7.</p>	Condition is generally compliant.			
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) 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) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, and 1 in 5-year ARI.</p>	<p>Sighted Appendix I of the CEMP Rev2 03/06/20, CSWMP - Northrop - Rev 3 dated 16/05/20.</p> <p>Appendix D, Council Consultation, p15:  Request for CSWMP contact within BCC – 22/5/20  Contact confirmed as David Yee – 22/5/20  CSWMP issued to David Yee for review – 25/5/20  Follow up email sent to David Yee – 27/5/20  Follow up phone call to David Yee – 29/5/20  Follow up email sent to David Yee – 2/6/20  Follow up phone call to David Yee – 2/6/20  Follow up email sent to David Yee – 3/6/20  New BCC contact received – 4/6/20  Phone call to Danny Zabakly re CSWMP – 4/6/20  CSWMP issued to Danny Zabakly via email for review – 4/6/20  Two follow up calls to Danny Zabakly – 5/6/20</p>	Condition is generally compliant.			

	<b>Construction Parking</b>					
B20	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.	Sighted Construction Worker Transport Strategy 28 Farmland Drive, Schofields, Jims Traffic Control Version 1 21/05/20.  Sighted certifier confirmation of receipt email dated 03/06/20.	Condition is generally compliant.			
	<b>Stormwater Management</b>					
B21	Prior to the commencement of construction (excluding earthworks/remediation/site establishment works), the Applicant must submit details of the proposed stormwater management system to support the development to the satisfaction of Council and the Planning Secretary. The stormwater management system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions 2 and Appendix B of the document titled 'Review of Environmental Factors Stormwater and Drainage Services' dated 15 April 2020; (c) discharge into Council's nominated discharge point (Drainage Reserve 886) immediately to the south of Lot 1/1209060; (d) incorporate appropriate on site detention and water quality measures; (e) be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook Draft June 2013; and (f) 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.	Construction identified as commencing on 11 June 2020.  Sighted Planning Secretary approval of the Stormwater Management System dated 11/06/20.  Sighted confirmation from Council "The attached set of plans and models satisfies the Drainage Section's requirements under Condition B21 of SSD 9368 and the REF" dated 05/06/20.	Condition is generally compliant.			
	<b>Landscaping</b>					
B22	Prior to the installation of landscaping, the Applicant must submit evidence to the Certifier, including amended landscape plans if necessary, that the landscape plans: (a) include planting along the Farmland Drive frontage that matches the landscaping depicted in the renders included in Appendix A of Supplementary Response to Submissions 1; (b) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation; (c) provide for the planting of at least 55 trees, including 25 trees of intermediate mature height of up to 12 metres and 30 larger trees with a mature height of between 15 metres and 25 metres; (d) detail the location, species, maturity and height at maturity of plants to be planted on-site; (e) include species (trees, shrubs and groundcovers) indigenous to the local area; and (f) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.	No landscaping installed.	Not triggered			
	<b>Operational Waste Storage and Processing</b>					
B23	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 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; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Operational waste storage areas are not under construction yet.	Not triggered			
	<b>Rainwater Harvesting</b>					
B24	Within three months of the commencement of construction of Stage 1, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. The rainwater tank is to achieve a minimum of 80% non-potable reuse using MUSIC in accordance with Part J of Council's DCP Part J and contain flow meters to measure the non-potable use and % reuse.	Construction identified as commencing on 11 June 2020.  Three month post construction commencement not yet triggered.	Not triggered			
	<b>Construction Car Parking and Access Arrangements</b>					
B25	Prior to the commencement of construction of Stage 1 and Stage 2, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must be able to 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.	Construction identified as commencing on 11 June 2020.  Sighted confirmation of submission to certifier on 05/06/20.	Condition is generally compliant.			

	Operational Car Parking and Access Arrangements					
B26	Prior to the commencement of construction of Stage 1, evidence of compliance of the final design of operational parking and access arrangements with the following requirements must be submitted to the satisfaction of Council and the Planning Secretary: (a) the proposed access/egress locations and driveway configuration comply with Section 3.2.3 of AS2890.1; and (b) the proposed special needs drop-off and accessible parking area is restricted to west bound one way traffic only.	Construction identified as commencing on 11 June 2020.  Sighted confirmation of submission to Planning Secretary 05/06/20.  Sighted Planning Secretary approval of Operational Car Parking and Access Arrangements on 11/06/20.  Sighted Council satisfaction email dated 09/06/20.	Condition is generally compliant.			
	Public Domain Works					
B27	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.	NA	Not triggered - public domains work have not yet commenced.			
	Compliance Reporting					
B28	No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	Construction identified as commencing on 11/06/20.  Sighted Compliance Monitoring and Reporting Program, prepared by the Department of Education dated 01/06/20.  Sighted confirmation of submission to Planning Secretary on 01/06/20.  Sighted confirmation of submission to Certifier on 01/06/20.	Condition is generally compliant.			
B29	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Pre- Construction Compliance Report completed 10 June 2020.  Pre-Construction Compliance Report submitted to Planning Secretary on 10 June 2020.  60 day requirement to make publicly available not yet triggered.	Not triggered.			
B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Advisory note.	Not triggered.			
During Construction						
	Site Notice					
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Project site notices were observed at the project site boundaries during the site visit.  Refer to Site Notice Photo in photo log.	Compliance with condition has been demonstrated.			
	Operation of Plant and Equipment					
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Plant and equipment certification stickers were observed on multiple items of plant.  Daily pre-start log books are filled in for plant and equipment on the project.	Compliance with condition has been demonstrated.			
	Construction Hours					
C3	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.	Access to the project site during the approved hours was observed in the security sign-in sheet during the site inspection.  No complaints received to date.	Compliance with condition has been demonstrated.			
C4	Construction activities may be undertaken outside of the hours in condition C3 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 his nominee if appropriate justification is provided for the works.	No out of hours works have occurred.	Not triggered			
C5	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours works have occurred.	Not triggered			

C6	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.	No rock breaking, rock hammering, sheet piling or pile driving has occurred on the project.  No complaints pertaining to excessive noise activities on the project to date.	Not triggered			
<b>Implementation of Management Plans</b>						
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Adequacy of mitigation measures implemented for the project is being assessed as part of this audit.  No evidence to suggest the construction of the development is not being carried out in accordance with the CEMP and Sub-plans.	Compliance with condition has been demonstrated.			
<b>Construction Traffic</b>						
C8	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	All construction vehicles (excluding worker vehicles) were observed contained within the project site boundary for the duration of the site audit.	Compliance with condition has been demonstrated.			
<b>Hoarding Requirements</b>						
C9	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 Manager confirmed there was a break-in on 26/10/19 and some site machinery was spray painted. This was removed. No third party advertising or graffiti were observed on project site hoarding or the site during the site inspection.  No hoardings installed over Council footways or road reserves.	Compliance with condition has been demonstrated.			
<b>No Obstruction of Public Way</b>						
C10	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.	All public ways in proximity of the project site were observed to be free of obstructions.	Compliance with condition has been demonstrated.			
<b>Access and Services to Lot 4 DP1244925</b>						
C11	Construction of Stage 1 must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925.	Unobstructed access to the access and services easement was noted during the site inspection.	Compliance with condition has been demonstrated.			
<b>Construction Noise Limits</b>						
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Sighted in Appendix G of CEMP Rev 2 dated 03/06/20 CNVMP Acoustic Logic Rev 2 dated 03/06/20.  No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition C3.	The sighted project site security sign-in sheet indicates that the site is being accessed during approved hours only.  No complaints have been identified as being received from local residents for any perceived excessive noise generating activities outside of the approved construction hours.	Compliance with condition has been demonstrated.			
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.  No tonal alarm were observed during the site audit.	Compliance with condition has been demonstrated.			

	Vibration Criteria					
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Compliance with condition has been demonstrated.			
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Compliance with condition has been demonstrated.			
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	NA	NA			
	Tree Protection					
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment Report (Rev. 01) prepared by Paul Shearer Consulting dated 12 February 2019; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	No street trees have been trimmed or removed during the works.  No complaints have been identified as being received from local residents for any damage to trees or surrounding vegetation from the project to date.	Compliance with condition has been demonstrated.			
	Air Quality					
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No visible dust emissions were noted during the site inspection.	Compliance with condition has been demonstrated.			
C20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Stockpiles on the site were observed to be wet due to recent rainfall.  No trucks were observed leaving site during the audit.  Public roads were observed to be generally free from mud tracking.	Compliance with condition has been demonstrated.			
	Erosion and Sediment Control					
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	ErSed controls were observed to be in place.  Noted that some general maintenance and where required, replacement of erosion and sediment controls is required (e.g. sediment fence along the western perimeter boundary of the site (interface with adjacent development) is not keyed in correctly and in places requires repair/ replacement.).	Compliance with condition has been demonstrated.			
	Imported Soil					
C22	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.	To date, the project has not imported fill to site.	Not triggered			
	Disposal of Seepage and Stormwater					
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of 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.	Confirmed that no rainwater collected onsite has been pumped to the street stormwater system.	Compliance with condition has been demonstrated.			

	<b>Unexpected Finds Protocol - Aboriginal Heritage</b>					
C24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	NA - no new objects discovered.	Not triggered			
	<b>Unexpected Finds Protocol – Historic Heritage</b>					
C25	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 with the written approval of the Heritage NSW.	NA - no unexpected archaeological relics to date.	Not triggered			
	<b>Waste Storage and Processing</b>					
C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste storage areas across the site were observed to be in good order and well maintained. Waste generally contained within open skips and lidded bins.	Compliance with condition has been demonstrated.			
C27	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted receipt from Dump It dated 01/06/20-30/06/20 classifying waste as ENM/VENM, paper and cardboard, glass, food - organics etc.	Compliance with condition has been demonstrated.			
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	No evidence of concrete wash out or disposal onsite during site inspection.  There have been no reported incidents of concrete waste or rinse water entering stormwater drains or any watercourses.	Compliance with condition has been demonstrated.			
	<b>Outdoor Lighting</b>					
C29	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.	No external lighting has been installed.	Not triggered			
	<b>Independent Environmental Audit</b>					
C30	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Sighted written approval of independent auditor by Planning Secretary - dated 09/06/20.  Aspect conducted independent audit on 28/07/20.	Compliance with condition has been demonstrated.			
C31	Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Addressed within the preparation of this current independent audit scope.  Construction identified as commencing on 11/06/20.  The Site Audit commenced on 28/07/20.	Compliance with condition has been demonstrated.			
C32	In all other respects Table 1 of the Independent Audit Post Approval Requirements remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Advisory note.	Not triggered			
C33	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements	Advisory note.	Not triggered			
C34	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C31 of this consent, or condition C32 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.	Addressed as part of this audit scope. Applicant's response to be appended to the Final Audit Report.  Compliance with subsequent elements unable to be verified prior to finalisation of this audit.	General compliance with this condition is demonstrated by this audit itself.			
C35	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.	Addressed as part of this audit scope. Applicant's response to be appended to the Final Audit Report.	General compliance with this condition is demonstrated by this audit itself.			
C36	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.	None to date.	Not triggered			

Appendix 1 : Advisory Notes					
General					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Applicable legislation is included in Section 4 of the CEMP Rev 2 03/06/20.	Condition is generally compliant.		
Long Service Levy					
AN2	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.	Sighted levy receipt (totalling \$106,897) dated 28 May 2020.	Compliant		
Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	NA	Not triggered - No legal notices served.		
Access for People with Disabilities					
AN4	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.	Sighted: -DISABLED ACCESS & EGRESS – DESIGN STATEMENT – CONSTRUCTION CERTIFICATE IAccess Consultants dated 30/08/20 (Job No IAC-1114).  Sighted SECTION 6.28 CROWN CERTIFICATE - BCA DESIGN COMPLIANCE STATEMENT - Group DLA (Ref: GD190044.5) dated 05/06/20.	Condition is generally compliant.		
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.	Sighted various consultation records - - Endeavour Energy Feb 19 - Feb 20 - NBN Jul 19 - Aug 19 - Jemena Mar 19 - Aug 19 (Sighted email 17/10/19 "the job has been raised as 34 Schofields road Schofields for future reference the Jemena work order for the service connection is 401570916 and the meter delivery is 401570915".	Condition is generally compliant.		
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.	Sighted: - Developer Works Deed (Sydney Water) Case No 177532 wastewater major. - Approval for works to proceed "with construction of the proposed works on the approved drawings" dated 04/06/29 Project No 6435000.	Condition is generally compliant.		
Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	No road or pavement construction works to date.	Not triggered		
Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No road occupancy licence has been required to date.	Not triggered		
SafeWork Requirements					
AN9	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.	The site was observed to be well secured.  Access to the site can only be gained by approved construction and delivery personnel with a sign-in process in place to record entry and exit from site.	General compliance with this condition has been demonstrated.		
Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	No third party advertising or graffiti were observed on project site hoarding. Site Manager confirmed no graffiti or vandalism recorded to date.  No hoardings installed over Council footways or road reserves.	Compliance with condition has been demonstrated.		
Handling of Asbestos					
AN11	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.	No asbestos finds to date. Project is located on a greenfields site.	Not triggered - None to date.		
Speed limit authorisation					
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW(RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	NA	Not triggered - None to date.		
Fire Safety Certificate					
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.	NA	Not triggered - None to date.		



Appendix 2: Written Incident Notification and Reporting Requirements						
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.	NA	Not triggered - None to date.			
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	NA	Not triggered - None to date.			
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.	NA	Not triggered - None to date.			
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.	NA	Not triggered - None to date.			

## APPENDIX B – SITE AUDIT PHOTO LOG

## ALEX AVENUE SSD 9368 THIRD PARTY AUDIT PHOTO LOG

- Figure 1 Entrance to site Project information
- Figure 2 Community information
- Figure 3 Toolbox meeting agenda
- Figure 4 Site entrance with manual wheel wash and rumble grid
- Figure 5 Entry/ exit point to site with rumble grid
- Figure 6 Daily sign on sheet
- Figure 7 Adjoining public roads clear of mud tracking



Figure 1 Entrance to site Project information



Figure 2 Community information

### 47.1 Toolbox Meeting Minutes

Project: AAPS Date: 27/7/20

Supervisor / Foreman: C.Evans J. Hanna

Location of Meeting: Site Compound

TOPICS DISCUSSED ☐ Quality ☐ Safety ☐ Environmental Issues

RCC and this Project is subject to compliance Building Code

Item No.	Discussion	Action By:	Date
GN	2pm each day deliveries for the following day must be on the delivery board and deliveries outside whats booked will not be allowed onto site.		
GN	Parking on surrounding streets we need to be mindful of neighbours driveways and intersecting streets, Please allow ample room for people to exit their driveways and remain 10m back from a corner. There is parking onsite and its first in best dressed scenario.		
GN	Covid -19 hotspots are as follows if you have been to these areas please come and see me after the pre start.		
GN	Across the site we all need to review your relevant SWMS to ensure that everyone is working as stated in their SWMS		
GN	No radios onsite		
GN	Names numbers and phone number are needed on the additional sheet floating around to keep us aware of whos onsite		
GN	With heightening numbers of Covid-19 temp testing will take place randomly each day.		
GN	With restrictions being lifted with the Covid-19 we are that you comply with social distancing		
GN	No more than 2 people in a group and be aware of social distancing.		
GN	Staged lunches are now enforced across site, with a maximum of 4 occupants per lunch room, hand sanitiser is available across site please don't remove the bottles from their locations		
GN	All site and visitors to this site must sign into the site register at the first aid shed in addition to all other sign in's. Please note employer and contact phone number.		
GN	Make sure Permits are in place. Not following		

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www.richardcrookes.com.au  
Rev Date: March 2018

Figure 3 Toolbox meeting agenda



Figure 4 Site entrance with manual wheel wash and rumble grid





Figure 5 Entry/ exit point to site with rumble grid

23.2 Site Access and Emergency Roll

RCC is a Code Compliant Contractor

Project Name: **Modscape**

ate week commencing:

Name	Signature	Company	Mon		Tue		Wed		Thur		Fri		Sat		Sun	
			In	Out	In	Out	In	Out	In	Out	In	Out	In	Out		
men bin	PA	MT2														
Xichi Yu	A	MT2	7	4	7	4										
CAREY GIBSON	Epk	BORCE	7	✓												
Leo	W	MT2	7	4	7	4										
Huey Pingshan	zhao	MT2	7	4	7	4										
Janu Hayes	JA	Modscape	✓	✓												
RALF	W	MT2	✓	✓												
Alber celit	W	MT2	✓	✓												
Alister V.	W	MT2	✓	✓												
Isago Jan	W	MT2	✓	✓												
MICHAEL	W	Modscape	✓	✓												
Ken M. Hargrave	W	MCR	✓	✓												
Geoff M. Hargrave	W	Modscape	✓	✓												
Seamus D. Hargrave	W	Modscape	✓	✓												
David T. Hargrave	W	Modscape	✓	✓												
Paul Parker	W	Modscape	✓	✓												
Michael Shaw	W	Modscape	✓	✓												

Figure 6 Daily sign on sheet



*Figure 7 Adjoining public roads clear of mud tracking*