



**INDEPENDENT  
ENVIRONMENTAL AUDIT  
REPORT**



27-29 and 37 Bancroft Avenue, Roseville

The Anglican Schools Corporation  
23 May 2023

AU122160 R2

# Quality Management

## Document Distribution

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

## Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by The Anglican Schools Corporation (ASC) to conduct an Independent Environmental Audit (IEA) of the development site, located on part of 27-29 and 37 Bancroft Avenue, Roseville ('the site'), which is also referred to as Roseville College Sport and Wellbeing Centre. The appointed Principal Contractor is Taylor Construction (Taylor) and the Project Coordinator is EPM Projects Pty Ltd (EPM).

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of approx. 5,900m<sup>2</sup>.

This audit is the second IEA of the construction phase for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at the site.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C36 to D41 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 9912) ('SSD Approval') issued 18 June 2021 and Modification dated 26 May 2022.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 3 April 2023.

A total of 155 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 83 items
- Number of non-compliances = 3 items
- Number of non-triggered = 69 items

A total of 57 items were assessed in reviewing the implementation and compliance with Site's construction environmental management plans and EIS. A summary of the findings is provided as follows:

- Number of compliances = 51 items
- Number of non-compliances = 0 items
- Number of non-triggered = 6 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

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## Glossary

<b>Term</b>	<b>Description</b>
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DPE	NSW Department of Planning and Environment (previously DPIE)
DPIE	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPE or delegate.
NSW CoA	NSW DPE Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.

<b>Term</b>	<b>Description</b>
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> <li>• State significant development projects</li> <li>• State significant infrastructure projects, including critical State significant infrastructure projects</li> <li>• Transitional Part 3A projects</li> <li>• Part 4 projects for which the Minister is the consent authority</li> </ul>

# 1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by The Anglican Schools Corporation (ASC) to conduct an Independent Environmental Audit (IEA) of the development site, located on part of 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 ('the site'). The appointed Principal Contractor is Taylor Construction (Taylor) and the Project Coordinator is EPM Projects Pty Ltd (EPM). The development is also referred to as Roseville College Sport and Wellbeing Centre.

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of approximately 5,900m<sup>2</sup>.

## 1.1 Background

The development site is located within Lot 100 DP1283300 (previously identified as Lot 2003 DP1084428 and Lot 18 DP5035).

The site use prior to development comprised Roseville College sports field and a residential dwelling.

The proposed development comprises:

- Demolition of outdoor sports courts at 27-29 Bancroft Avenue;
- Demolition of a dwelling, ancillary structures and hardstand areas at 37 Bancroft Avenue;
- Tree removal and excavation works;
- Construction of a three-storey building, comprising:
  - 48 basement car parking spaces;
  - eight-lane swimming pool, associated concourse and grandstand;
  - gymnasium;
  - food technology space;
  - general learning areas;
  - change facilities, amenities and storage;
  - mechanical plant, on-site detention, filtration plant and chemical store; and
  - rooftop multi-purpose sports courts.
- Landscaping; and
- Signage.

## 1.2 Audit Team

The Audit team comprised the following Geosyntec personnel.

**Table 1.1. Audit Team**

Name	Role
Dr Cheryl Halim	Lead Environmental Auditor <ul style="list-style-type: none"> <li>• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> <li>• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)</li> <li>• BE (Chemical)</li> </ul>

Name	Role
	<ul style="list-style-type: none"> <li>• PhD (Chemical Engineering)</li> </ul>
Cissillia Young	Auditor Assistant <ul style="list-style-type: none"> <li>• BE (Chemical)</li> <li>• PhD (Chemical Engineering)</li> </ul>

The Audit Team Declaration is provided in Appendix B.

### 1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit is the second Construction Audit, completed within 26 weeks of the first Construction Audit (which was on 12 October 2022).

The construction of the project is anticipated to be 18 months, with completion targeted by January 2024.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C36 to D41 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 9912) ('SSD Approval') issued on 18 June 2021 and modified on 26 May 2022 (Mod1), which state:

#### Independent Environmental Audit

- C36. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.
- C37. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- C38. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.
- C39. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:
  - (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 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.
- C40. 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.
- C41. 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.

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

### 1.4 Audit Scope

#### 1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:



- Physical boundary: The site is 5,900m<sup>2</sup> and located within Lot 100 DP1283300. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently a construction site. The Audit also included observation of the general surrounding area.
- Temporal boundary of the audit is for the duration of the construction phase. The construction of the Project is anticipated to take 18 months, with completion targeted by January 2024.

#### 1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9912 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to evaluate during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the construction site, including:
  - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
  - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
  - Assessment of any feedback received by DPE, other agencies and stakeholders (as appropriate)
  - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

#### 1.5 Audit Period

This Audit comprises the second construction IEA for the site and covers a review period from the first construction audit (12 October 2022) to the time of the site inspection/audit (3 April 2023). Any supporting information received after the inspection up until the preparation of the Draft Report was also considered.

#### 1.6 Environmental Representative

Taylor was engaged by The Anglican Schools Corporation to conduct civil construction works. EPM was engaged as the Project Manager.

Ben Langshaw from Taylor was the appointed Environmental Representative, who assisted Geosyntec during this Audit process. Jacob Paino from Taylor and Mario Kamel from EPM also assisted Geosyntec during the Audit process.

## 2 Audit Methodology

### 2.1 Auditor Notification to DPE

The Environmental Audit team was notified and approved by DPE in a letter dated 27 February 2023 and 3 March 2023, respectively. The correspondence is attached in Appendix C.

### 2.2 Development of Audit Scope – Independent Audit Program

The Audit table (Appendix F) provides the Audit scope, as listed in Section 1.4 of this report.

### 2.3 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Review of evidence of consultation with identified stakeholders
3. Closing meeting
4. Issue of Draft Independent Environment Audit report
5. Review of additional information (if any)
6. Finalisation of Independent Environment Audit report

#### 2.3.1 Opening Meeting

The opening meeting was conducted onsite on 3 April 2023. The agenda for the meeting and the record of attendees are provided in Appendix D.

#### 2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during site inspection) and post site inspection follow up.
- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

#### 2.3.3 Closing Meeting

The closing meeting was held on 14 April 2023. It was agreed that the closing meeting could be conducted via email correspondence. The closing email provided an overview of key findings and confirmed the timing for the Audit Report.

#### 2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 18 May 2023.

#### 2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 23 May 2023.

## 2.4 Interviews

Interviews with construction project personnel conducted on 3 April 2023. The following personnel were interviewed:

- Mario Kamel (EPM – Project Coordinator)
- Ben Langshaw (Taylor – Site Manager)

## 2.5 Site Inspection

The site inspection was conducted by Cheryl Halim on 3 April 2023, accompanied by the Ben Langshaw of Taylor (Site Manager). The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

## 2.6 Consultation

Geosyntec conducted consultation with DPE and Ku-ring-gai Council (Council), via submission into the Project Portal or email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

## 2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

**Table 2.1. Compliance Evaluation**

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."

## 3 Audit Findings

### 3.1 Approvals and Documents Audited

The following documents were audited:

**Table 3.1. Audited Documents**

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Environmental Impact Statement State Significant Development. New Sport and Wellbeing Centre Development. Roseville College – 27-29 and 37 Bancroft Avenue, Roseville (11 November 2022)
SSD 9912 Development Consent	SSD 9912 dated 18 June 2021 modified on 26 May 2022 (Mod1).
B13 Construction Environmental Management Plan (CEMP)	Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville.
B14 Construction Traffic and Pedestrian Management Plan (CTPMP)	PTC (16 November 2022) Roseville College Student Wellbeing Centre - Construction Traffic and Pedestrian Management Plan.
B15 Construction Noise and Vibration Management Plan (CNVMP)	Acoustic Logic (20 July 2022) Roseville Anglican College Sports & Wellbeing Centre. Construction Noise and Vibration Management. (revised version)
B16 Construction Waste Management Plan (CWMP)	Taylor (July 2021) Site Waste Management Plan. Roseville College – Sport & Wellbeing Centre.
B17 Construction Soil and Water Management Sub-Plan (CSWMSP)	ACOR (7 October 2022) Construction Soil and Water Management Report.
B18 A Driver Code of Conduct	Taylor (7 November 2022) CTPMP Appendix: Driver Code of Conduct
B19 Construction Worker Transportation Strategy (CWTS)	PTC (15 July 2022) Construction Worker Transportation Strategy For Roseville College.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

### 3.2 Summary of Assessment of Compliance

A total of 155 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 83 items
- Number of non-compliances = 3 items
- Number of non-triggered = 69 items

In addition, assessment of 57 items with regard to the implementation and compliance with the site's construction environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 51 items

- Number of non-compliances = 0 items
- Number of non-triggered = 6 items

### **3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period**

Taylor and EPM confirmed that no Agency notices, orders, penalty notices or prosecutions were received during the Audit period.

### 3.4 Discussion of Non-Compliances

Details of the non-compliances to the SSD consent conditions identified are provided in Table 3.2.

**Table 3.2. Non-Compliances to SSD Consent Conditions**

Geosyntec Document ID	Document	Condition No.	Details of Non-Compliance	Recommendations
G32	SSD	A32	This item is considered non-compliant as the out-of-hours work has not been notified to DPE and the Certifier.	Similar out-of-hours occurrence is notified to DPE and Certifier as a non-compliance.
G33	SSD	A33	This item is considered non-compliant as the out-of-hours work has not been notified to DPE and Certifier with the details requested in Condition A33 of the SSD 9912.	Similar out of hours occurrence is notified to DPE and Certifier as a non-compliance as per this condition in accordance with the requirements of this condition.
G72	SSD	C4	This item is considered non-compliant due to out-of-hours work on 15 November 2022 was triggered by the concrete pouring work delay.	Taylor should consider reinforcing approved work hours to all workers. Taylor should aim to obtain out of hours work permit on planned out of hours work. Similar out of hours occurrence should be logged in as a non-compliance. Taylor should notify DPE as soon as practicable when an unplanned out of hours work is anticipated during the day. Following the occurrence, DPE should be notified.

### 3.5 Assessment from Previous Audits

The previous Audit conducted in 12 October 2022 for the site indicates no non-compliance to the SSD and CEMP.

### 3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are appropriate for the construction works to minimise environmental impact.

### 3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters requiring attention, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

### 3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted with DPE and Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- Council did not have any concerns regarding environmental issues relating to the project for the second independent audit. In the response Council also stated that '*The approved SSD*

*application for Roseville College had a number of clear and concise environmental conditions which will need to be complied with.”*

- DPE states that they would contact the audit team directly via email with any comments. It is noted that Geosyntec has not received any other correspondence from DPE.

### 3.9 Complaints and Management of Complaints

Taylor and Roseville College provided a complaint register, which is also available online at the Project website (<https://www.roseville.nsw.edu.au/wellbeing/swell-centre/>). There were few complaints within the current Audit period as outlined in Table 3.3.

**Table 3.3. Complaint Details**

<b>Date Lodged</b>	<b>Nature of Complaint</b>	<b>Taylor's Response</b>	<b>Auditors Comment</b>
9 March 2023	Traffic Control instructions to accommodate a large truck departing site at 7.20AM were disputed by school staff.	Based on interview with Taylor and complaint record, the immediate concern was resolved on the same day, noting that the traffic control instructions were aligned with the site Construction Traffic and Pedestrian Management Plan.  On 10 and 13 March 2023, a follow up and an instruction was also provided to the contractor. School was also informed that truck movement via Recreation Avenue will soon ceased.  At the time of Audit, Taylor stated that the movement via Recreation Avenue was already significantly reduced.	Based on the interview with Taylor, the Auditor considers Taylor's corrective action addressed the nature of complaint to the practical extent.
27 February 2023	Dust from excavations.	27 February 2023: Taylor instructed excavation contractor to use a second water blaster during excavation to further minimise dust. Taylor offered that a cleaning contractor would attend the property once excavations were completed. Offer was accepted.	Based on the information by Taylors, cleaning has occurred on the roof but full cleaning hasn't occurred.  The Auditor considers Taylor's corrective action addressed the nature of complaint, however <b>recommended that full cleaning is conducted.</b>
17 February 2023	Overspray of clay and debris from excavator on neighbour's property.	17 February 2023: Taylor cleaned the ground and wall as required.  21 February 2023: The college followed-up and assisted with liaison to ensure any roof tiles were cleaned, as required. The rock saw was moved from zone to ensure no future overspray.	The Auditor considers Taylor's corrective action addressed the nature of complaint.
2 and 27 February 2023	Contractor parking within the exclusion zone. Photograph of offending vehicle and description of driver were provided.	2 February 2023: Taylor responded same day and forwarded a complaint to the contractors highlighting non-compliance.  27 February 2023: Taylor instructed the offending worker to move the vehicle. Taylor confirmed appointment of staff member to monitor exclusion zone each morning.	The Auditor considers that Taylor has done practicable measures to inform their contractors not to park within the exclusion zone.
24 January 2023	Complaint about contractor parking within the exclusion zone.	24 January 2023: Taylor responded to neighbour and issued a warning to contractors and re-inspected the exclusion zone. Taylor conducted daily checks during the school holiday period, placing 'parking notifications' on vehicles suspected to be associated to the project.	The Auditor considers that Taylor has done practicable measures to inform their contractors not to park within the exclusion zone.

Date Lodged	Nature of Complaint	Taylor's Response	Auditors Comment
20 January 2023	Truck movements to and from the site. Trucks taking 'shortcuts' to the site. (This complaint was lodged via council by neighbour.)	20 January 2023: Taylor liaised with Council officer, providing a copy of CTMP and referring to public documentation at website. Council requested monitoring truck movements to cease any 'shortcuts'. Taylor has issued a reminder and notice to vehicular contractors.	The Auditor considers Taylor's corrective action addressed the nature of complaint.
17 December 2022	Out of hours work - Contractor commencing before 7am.	17 December 2022: Taylor instructed the contractor to cease work concurrent to neighbour's complaint. Taylor apologised to the neighbour and the matter was resolved.	Based on the interview with Taylor, prestart occurred at 6:50am and a worker turned on equipment at the time. <b>Recommendation: Taylor should consider reinforcing approved work hours to all workers.</b>
12 December 2022	Noise - Trucks compression breaking from 7am in local streets.	12 December 2022: Taylor instructed trucks to use normal breaking in local streets and volunteered to visit neighbour	The Auditor considers Taylor's corrective action addressed the nature of complaint.
16 November 2022	Out of hours work - On 15 November 2022, concrete pouring was extended to 6.20pm. On 16 November 2022, the excavator was started at 6.56am.	16 November 2022: Taylor apologised and explained issues causing concrete delay, confirming reiteration with contractors about hours of operation. Taylor stated that they will inform neighbours if future delays occur past DA.	Based on the information by Taylor, the out-of-hours work was caused by the late arrival of concrete truck. <b>Recommendation: An out of hours permit is obtained when out of hours work is anticipated. When unanticipated delay occurs. Taylor should inform DPE as soon as practicable prior to the out-of-hours work, followed by a non-compliance report following the occurrence.</b>
16 November 2022	Complaint about CTPMSP information and observations about egress paths for heavy vehicles.	30 November 2022 : Response provided detailing provisions in CTPMSP and acknowledging areas requiring subsequent correction/extrapolation. Additional questions raised in neighbour's reply to this email. Following unsuccessful attempt to speak by phone, an email response was provided on 15 December 2022.	Based on the information by Taylor, this complaint was directed to school. No further information was provided.
15 November 2022	Construction vehicle catching powerlines and damaging the pole.	Taylor stated that they provided response to neighbour (the complainant) and repaired the damaged pole and landscaping as required.  Taylor provided Ausgrid (12 November 2022) Customer Installation / Private Mains Defects Report, which indicated level 2 Electrician was required to repair/replace the pole. There was no indication that the point of attachment was damaged or unserviceable.  Taylor also provided a photo showing that the wire was pulled lower but did not appear to be detached.  Repair work was reported to have been completed to neighbours' satisfaction on 5 December 2022.	The Auditor considers Taylor's corrective action addressed the nature of complaint.



Date Lodged	Nature of Complaint	Taylor's Response	Auditors Comment
8 November 2022	Special Notice: questioning severity of impact, hours of use and swept paths. Complaint about workers parking in exclusion zone.	15 November 2022: Taylor provided response to questions. 25 November 2022: Taylor provided a courtesy follow-up phone call detailing worker parking enforcement/ reminder actions.	The Auditor considers that Taylor has done practicable measures to inform their contractors not to park within the exclusion zone.
31 October 2022	Worker's vehicles were allegedly parked within exclusion zone	31 October 2022: Site workers were reminded in the weekly meeting and to maintain rigor in managing obligation for worker parking.	The Auditor considers that Taylor has done practicable measures to inform their contractors not to park within the exclusion zone.
28 October 2022	Neighbour complaint about street sweeper at 4am	31 October 2022: Investigation confirmed the subcontractor was not engaged by Taylor and project-related street sweeping would operate during day time. Ku-ring-gai Council admitted that the street sweeper was likely a Council subcontractor and provided their respective contact details.	Based on Council information, the complaint is likely not to have been associated with Taylor's activities.
27 October 2022	Construction was allegedly to have occurred after 9pm since neighbour reported trucks going through Bancroft Avenue.	31 October 2022: Taylor investigation reported that the live-record footage of the site verified no movement or access to the site via Bancroft Avenue or Recreation Avenue after 6pm.	Based on the information provided by Taylor, the trucks reported in the complaint were not associated with Taylor's activities.
20 October 2022	Community consultation for the site Noise and Vibration Plan indicated a complaint about vibration from vehicles.	31 October 2022: Taylor provided the most recent Vibration Monitoring Report provided by the monitoring consultant	The Auditor notes that all the vibration monitoring reports are provided in the school website, which indicate that vibration from the project is acceptable.
12 and 24 October 2022	Run-off with sediment impacting the neighbour yard during heavy rain.	Taylor organised an inspection by a Civil Engineer on 25 October 2022 and installed temporary measures while an ongoing liaison and intervention was planned. By 19 December 2022, stormwater detention had been installed, and issue is resolved.	The Auditor considers that the presence of the current excavation hole onsite and the stormwater detention will minimise reoccurrence. <b>Recommendation: Future similar incident that has the potential to present significant risk of harm should be notified to DPE.</b>

### 3.10 Incidents and Management of Incidents

There was no incident that has been reported by Taylor during this Audit period.

### 3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F, and is summarised in Table 3.4.

**Table 3.4. Environmental Impact Assessment**

Environmental Aspect	Requirement	Auditor's Review
Increase in construction traffic	A Preliminary Construction Traffic Management Plan has been	<ul style="list-style-type: none"> <li>PTC (16 November 2022) Roseville College Student Wellbeing Centre - Construction Traffic and Pedestrian Management Plan</li> </ul>

Environmental Aspect	Requirement	Auditor's Review
	prepared by PTC (Appendix 24 of the EIS) which details the controls and procedures relevant to the minimising of risk associated with construction traffic movements resulting from the proposed development. These include clear identification of entry/exit crossings, traffic management and awareness of conflict with students, parents and staff of the school. Additional measures are outlined in the Preliminary Construction Environmental Management Plan prepared by EPM (Appendix 25 of the EIS).	<p>(CTPMP) was prepared to manage traffic and pedestrian transport during construction work.</p> <ul style="list-style-type: none"> <li>• Traffic controller was sighted onsite, no vehicle was observed to exit or enter the site during drop off and pick up time during the site inspection on 3 April 2023.</li> <li>• Traffic access and flow were observed to be adequate.</li> <li>• Traffic plan signage was observed on-site and in induction material.</li> <li>• No major occurrence of soil/silt was observed on public roads at the time of the site inspection 3 April 2023.</li> <li>• The majority of traffic-related complaints recorded were about contractor parking within the exclusion zone. All complaints are assessed in Section 3.9 above. The Auditor considers that Taylor has done practicable measures to address the nature of the complaint and to implement plans and practices, noting the difficulty to confirm the vehicles associated to the construction staff.</li> </ul>
Safety of the public	<ol style="list-style-type: none"> <li>1. Site fencing and hoarding to be used.</li> <li>2. Secure fences/gates to prevent unauthorised site entry</li> <li>3. Training of workers responsible for use of heavy machinery/cranes or the like.</li> </ol>	<ul style="list-style-type: none"> <li>• Site was observed to be gated and secured. Site hoardings were observed to be within the boundary of development site. Heavy vehicle was observed to have a dedicated parking and loading/unloading area, which was within the property of the school, adjacent to the site.</li> <li>• Hoarding was observed to be present around the area except where there was neighbour fence, gate and acoustic fence.</li> <li>• Hammertech record sighted indicates that excavator workers have appropriate excavator licence.</li> <li>• Notice of Determination of Section 68 Application and S68 Tower Crane Swing were sighted, with validity up to 30 September 2023</li> <li>• On 15 November 2022, construction vehicle accidentally damaged the power pole. However, there was no reportable impact on the safety of the public. The physical damaged was repaired to the neighbour's satisfaction on 5 December 2022.</li> </ul>
Potential identification of contaminated materials during construction phase	A PSI has been prepared by Douglas Partners which details the site is generally suitable for the development subject to recommendations concerning data gaps analysis, unexpected finds, recommends additional testing of soils for the purposes of waste classification if to be removed off site.	<p>Reviewed in the previous audit as follows, noting that no further contaminated materials were identified since then.</p> <ul style="list-style-type: none"> <li>• Fill layer on site had been excavated and validated. Environmental Consultants reports sighted were as follows: <ul style="list-style-type: none"> <li>- Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste.</li> <li>- SafeWork NSW (5 August 2022) Notice of Intent to remove non-friable asbestos.</li> <li>- Greencap (15/8/2022) Asbestos Air Sampling &amp; Analysis Report.</li> <li>- P. Clifton (24/8/2022) Asbestos Removal Clearance Certification, Shed Floor Slab at Rear of House at 37 Bancroft Avenue, Roseville NSW.</li> <li>- GreenCap (September 202) Asbestos Clearance Certificate, Roseville College - 27 Bancroft Avenue, Roseville NSW 2069, which states that asbestos removal has been completed, with the exception of some small areas which had obstruction.</li> <li>- Taylor (2022) Roseville College - Contamination Removal Register, which shows material tracking of special waste and general solid waste - recyclable.</li> </ul> </li> </ul>
Potential for reduced water quality during construction phase	The development will be the subject of sediment and erosion management practices as detailed in the Plans at Appendix 17 of the EIS, as well as site	<ul style="list-style-type: none"> <li>• ACOR (7 October 2022) Construction Soil and Water Management Report was prepared to manage stormwater, sediment and erosion during construction work.</li> </ul>

Environmental Aspect	Requirement	Auditor's Review
	preparation works which minimise the disturbance and transport of earth/dust within and outside of the site, including the use of water trucks, wheel wash bays and other measures as appropriate.	<ul style="list-style-type: none"> <li>• Sediment fence was observed along the northern, eastern and southern boundaries (noting that eastern and southern boundaries comprise low points) and the northern boundary sediment fencing was only observed adjacent to the TPZ.</li> <li>• No stockpile was observed on site.</li> <li>• No sediment was observed on the stormwater grate along Bancroft Ave (the high point of the site) or on Recreation Ave (the low point of the site).</li> <li>• Taylor stated that there was no generation of wastewater to date.</li> <li>• Concrete water was reportedly collected in a bin, concrete was dried off and disposed offsite.</li> <li>• Stormwater was observed to be collected within the stormwater pond, which is pumped out as required.</li> <li>• Based on the site inspection on 3 April 2023, the site chemical was stored on chemical cabinet located on hardstand, with a spill kit nearby.</li> <li>• No complaints associated with water were reported to date.</li> <li>• Complaints about sediment run-off occurred on 12 and 24 October 2022. This was caused when the site had just been cleared and there was a significantly heavy rain. Taylor had installed temporary measures followed with stormwater detention installation. Noting that there is now excavation hole on site, the occurrence of sediment run-off would be minimised. Further details are provided in Section 3.9 above.</li> <li>• No incidents associated with water or sediment were reported to date.</li> </ul>
Potential for reduced air quality during construction phase	<ol style="list-style-type: none"> <li>1. Construction Hours to be limited to:               <ul style="list-style-type: none"> <li>- 7am to 7pm Monday to Friday</li> <li>- 8am to 5pm Saturdays</li> <li>- No work on Sundays or Public Holidays without permission</li> </ul> </li> <li>2. Haulage trucks to be covered</li> <li>3. Earthworks to be restricted during high wind periods</li> <li>4. Watering down of exposed soils</li> <li>5. Truck shaker grids to be installed at exit points.</li> </ol>	<ul style="list-style-type: none"> <li>• Hammertech sign in and out records on 15/3/2023 and 11/2/2023 indicated that staff generally came just before 7am on weekdays. Several staff signed off after approved work hours. Discussion with Taylor and EPM indicated that these staff stayed late to do administrative work.</li> <li>• Hammertech sign in and out records on a randomly picked Saturday, which indicated staff coming in around 7.30am. The sign off record indicated 5pm sign-off. Discussion with Taylor indicated that Hammertech conducted automatic sign-off for staff that leave after 12:30pm on Saturdays and confirmed that no site work occurred after 1pm on Saturdays.</li> <li>• Out of hours work were reflected in the complaints dated 15 &amp; 16 November 2022, and 17 December 2022. The nature of complaints, Taylor's responses and Auditor's review are documented in Section 3.9.</li> <li>• Trucks were observed to enter and leave the site with their loads covered.</li> <li>• Taylor stated that dust mitigation is conducted through water hoses.</li> <li>• No unacceptable dust was observed at the time of the audit.</li> <li>• Cattle grids were observed.</li> <li>• Complaints associated with dust from rock saw and excavation occurred on 17 and 27 February 2023. Removal of source and increased mitigation measure were implemented for each complaint. Taylor also stated that they were committed to cleaning up the neighbour's property, which was accepted by the neighbour. Details of this complaints are provided in Section 3.9 above.</li> <li>• No incidents associated with dust or air quality were reported to date.</li> </ul>
Visual or amenity impacts resulting from new built form	The potential for visual or amenity impacts resulting from the new built form has been the subject of comprehensive consultation, detailing and	<p>As per previous Audit, the following was sighted.</p> <ul style="list-style-type: none"> <li>• ACOR (26 May 2022) SSD Mod1 Department of Planning Stamped Plans: Sheet 12 to 15 includes items in condition B27 (a) to (f) which are the plant species, soil depth, planter beds,</li> </ul>

Environmental Aspect	Requirement	Auditor's Review
	<p>assessment. Further detailed assessment of the proposal will be carried out by DPIE where visual and amenity impacts will be considered. The terms of a DA approval will represent an outcome that has mitigated potential visual and amenity impacts such that they are supportable pursuant to the provisions of the EP&amp;A Act.</p>	<p>protection if Himalayan Cedar tree, provisions of trees and tall vegetated trellis.</p>
Noise and vibration	<p>No mitigation measures were identified in the EIS. The Audit assessed implementation of the mitigation measures provided in the CEMP.</p>	<ul style="list-style-type: none"> <li>• Noise criteria are defined in Acoustic Logic (20 July 2022) Roseville Anglican College Sports &amp; Wellbeing Centre. Construction Noise and Vibration Management.</li> <li>• Noise and vibration monitoring was conducted within the College premise.</li> <li>• Acoustic Logic monthly Vibration and Noise Monitoring Reports for October 2022 to February 2023 indicates that the monitoring records were within vibration and noise criteria. Exceedances identified were due to proximity of work to the sensor/monitor.</li> <li>• Vibration monitors were observed within the site building and on the eastern boundary.</li> <li>• Acoustic barrier was observed adjacent to 39 Bancroft Avenue.</li> <li>• During the site inspection, site activities did not appear to generate excessive noise.</li> <li>• Based on information from Taylor, there have been 2 complaints associated with noise. The nature of complaints, Taylor's responses and Auditor's review are documented in Section 3.9</li> <li>• No incidents associated with noise were reported to date.</li> </ul>
Waste	<p>No mitigation measures were identified in the EIS. The Audit assessed implementation of the mitigation measures provided in the CEMP and SSD.</p>	<ul style="list-style-type: none"> <li>• Taylor (July 2021) Site Waste Management Plan. Roseville College – Sport &amp; Wellbeing Centre provides requirements for waste management during construction.</li> <li>• Taylor stated that excess concrete was pumped into a bag and disposed of as dry waste when dry while concrete water was collected in a bin.</li> <li>• Concrete bag was observed during Audit on site.</li> <li>• Skip bins were observed to be available on-site where all waste is placed onsite, and then is sorted off-site.</li> <li>• Bingo Monthly Waste Report for January 2023 - February 2023, indicates segregation, appropriate disposal, and recycling. Disposal dockets to Bingo Eastern Creek (EPL 13426) were sighted.</li> <li>• Other waste disposal records sighted include: <ul style="list-style-type: none"> <li>- Truck run sheets for November 2022 to March 2023 that shows: <ul style="list-style-type: none"> <li>▪ VENM sandstone was transported to various sites, with an Approved Notice Under Section 143 to receive VENM sighted.</li> <li>▪ Concrete waste was transported to Camelia, Boral, Met Recycling, and Bingo.</li> </ul> </li> <li>- The following waste classifications were previously reviewed in previous Audit: <ul style="list-style-type: none"> <li>▪ Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste.</li> <li>▪ Douglas Partners (19 September 2022) Stockpile Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville for special waste and</li> </ul> </li> </ul> </li> </ul>

Environmental Aspect	Requirement	Auditor's Review
		GSW (non-putrescible). Results met concentrations provided by MET Recycling EPL.

### 3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practices.

### 3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Taylor's Hammertech records, including sign in and out records, maintenance records, safe work method statements, etc.
- Taylor's environmental inspection records.
- Complaint records and evidence of investigation and follow up.
- Communications with utility companies (Sydney Water, Ausgrid, Telstra, Jemena).
- Bingo waste dockets and truck run sheet records.
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences.
- Other documents required by the conditions of consent.

### 3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

### 3.15 Key Strengths of the Project Environmental Management and Performance

During the audit process, EPM and Taylor demonstrated a high level of understanding of the requirements for environmental management with exceptional record keeping.

The key strengths demonstrated in the project include:

- Taylor and EPM have an organised system and record keeping.
- During the audit process, Taylor and EPM demonstrated a high level of understanding of the requirements for environmental management, including for the purpose of environmental audit.

## 4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices on site:

- Strategies, plans and programs under the development consent that are updated must be submitted to Planning Secretary or Certifier within the timeframe required in Item A36 of the consent condition.
- The CEMP in the website should be updated with the most up to date appendices.
- A copy of this IEA and EPM response must be submitted to DPE.
- A copy of this IEA and EPM response must be uploaded to the public website following completion of this IEA within 60 days after submitting it to DPE.
- Incidents that have the potential to present a significant risk of harm should be notified and reported to DPE, in accordance conditions A30, A31, and Appendix 2 of the consent.
- The following items are recommended for out-of-hours work:
  - Taylor should consider reinforcing approved work hours to all workers.
  - Taylor should aim to obtain out-of-hours work permit on planned out-of-hours work.
  - Any out-of-hours occurrence should be logged in as non-compliance.
  - When an unplanned out-of-hours work is anticipated during the day, this should be notified to DPE as soon as practicable when. Following the occurrence, DPE should be notified. In accordance with conditions A32 and 33 of the consent.
- The neighbour's property that has been affected by dust and debris from the site is appropriately cleaned.
- A complete laboratory report and supporting evidences should be obtained for all imported material prior to the material being brought onto the site. Recycled aggregate must be assessed for compliance with Recovered Aggregate Order 2014.
- Fuel containers should not be stored in unpaved areas outside the fuel cabinets.
- The CTPMP should be updated to remove the requirement that concrete pour is only allowed during school holiday, if concrete pour is proposed during school week.
- All other recommendations made in the Audit Table (Appendix F) are implemented.

## 5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

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

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

## Appendix A Figures





Source: Google map



**LEGEND**

 Site Boundary

Figure 1: Site Layout Plan

Site Address: 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069

Client: The Anglican Schools Corporation

Job Number: AU122160

Date: November 2022

Approx. 10 m

Datum: GDA 1994 MGA Zone 56 - AHD

This product has been created to support the main report and is not suitable for other purposes.

## Appendix B Auditor Declaration

## Independent Audit Declaration Form


Project Name	Roseville College Sport and Wellbeing Centre
Consent Number	SSD 9912
Description of Project	The construction and operation of a Sport and Wellbeing Centre on the Roseville College school campus comprising: Demolition of outdoor sports courts at 27-29 Bancroft Avenue; Demolition of a dwelling, ancillary structures and hardstand areas at 37 Bancroft Avenue; Tree removal and excavation works; Construction of a three-storey building, Landscaping; and Signage.
Project Address	27-29 and 37 Bancroft Avenue, Roseville, NSW 2069
Proponent	The Anglican Schools Corporation (ASC)
Title of Audit	Independent Environmental Audit of the Roseville College Sport and Wellbeing Centre
Date	23 May 2023

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


- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Lead Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none"> <li>• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> <li>• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)</li> <li>• BE (Chemical)</li> </ul>

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	<ul style="list-style-type: none"><li>• PhD (Chemical Engineering)</li></ul>
Name of Support Auditor	<b>Cissillia Young</b>
Signature	
Qualifications	<ul style="list-style-type: none"><li>• BE (Chemical)</li><li>• PhD (Chemical Engineering)</li></ul>

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## Appendix C Correspondence

AU122160 L1 SSD 9912 Roseville College Notification to DP&E 8Jul22

8 July 2022

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

**Re: Notification of Independent Environmental Audit, SSD-9912, Roseville College, 27-29 and 37 Bancroft Avenue, Roseville 2069**

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects Pty Ltd (EPM) to conduct an Independent Environmental Audit project for the Roseville College, 27-29 and 39 Bancroft Avenue, Roseville ('the site') The site is listed as Lot 2003 DP1084428 and Lot 18 DP5035, and is currently used as a school.

The Independent Environmental Audit will be conducted to meet Conditions C36 to C41 of State Significant Development (SSD) No. 9912, which state:

C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a. review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 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.
C40	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.
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

The proposed audit team includes Cheryl Halim as Lead Auditor, Rebeka Hall as alternate Lead Auditor assisted by Diana Turner and Cristiane Florido as Auditors. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2020 is provided in Attachment B.

The lead environmental auditor and auditor/technical specialists have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



**Cheryl Halim**  
**Independent Environmental Auditor/**  
**Exemplar Global AU (ISO 19011:2018)**  
**(No. 11280933-7383767)**  
**Geosyntec Consultants Pty Ltd**

Attachments:            Attachment A – CVs  
                                 Attachment B – Declaration

## Attachment A – CVs





## QUALIFICATIONS

*B.E. (Hons), Chemical Engineering, University of New South Wales*

*PhD, Chemical Engineering, University of New South Wales*

*Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)*

## SPECIALTIES

*Site Investigations, Remediation and Validation*

*Project Management*

*Risk Assessment*

*Contaminated Land Site Audits*

*Independent Environmental Audits*

*Landfill, Waste*

*Environmental Management Plans*

*Due Diligence*

*Specialist Advice*

## PROFESSIONAL SUMMARY

Cheryl has over fifteen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. As an Exemplar Global Auditor, Cheryl has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

## MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

## KEY PROJECT EXPERIENCE

### Independent Environmental Audits

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Holt Land Rehabilitation Centre** – Auditor for the operational phase of the landfill operation (voluntary audit).

**Brewery Yard, Chippendale** – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

**Iglu Redfern 2, Redfern, NSW** – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

**Sydney Zoo, Bungarrabee, NSW** – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

**Western Sydney University, Parramatta, NSW** - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

## Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

**The Shore School, North Sydney, NSW** – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

**Ferrovial York Joint Venture Warringah Road Expansion** – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

**Cumberland Council, Pemulwuy** – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

**ThirdI Group, 31-41 William Street, Alexandria** – Audit assistance for the development of a high density residential building with basement carpark.

**Bathla Group, Schofields, NSW** – Audit assistance on the proposed low density residential land subdivision at Schofields.

**Stockland, Marsden Park, NSW** – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

**Meriton, Lidcombe, NSW** – Audit assistance on the proposed high density residential apartments in staged process.

**EG Funds, Summer Hill, NSW** – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

**Endeavour Energy, Harris Park, NSW** – Audit assistance on the proposed low density residential land.

**Meriton Group, 330 Church Street, Parramatta, NSW** – Audit assistance on the proposed open space landuse.

**ThirdI Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW** – Audit Assistance on the proposed high density residential property.

**The ACT Government, Capital Metro Project, Canberra, ACT** – Audit assistance on the proposed light rail route from Civic to Gungahlin.

**Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway** – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

**Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW** – Audit assistance on the proposed residential development at Beaconsfield.

**XR Property Developments, 146-156 Botany Road, Alexandria, NSW** – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

**Central Coast Automotive, Gosford, NSW** – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

**Ceedive, Former Lithgow Pottery Estate, NSW** – Audit assistance on a former pottery estate site at Lithgow.

**Forbes City Council, Former Forbes Gasworks, NSW** – Audit assistance on a former Forbes Gasworks.

**Gunnedah Council, Gunnedah Airport, NSW** – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

### Risk Assessment

**Dahua, Waterloo, NSW** – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

**PDS Group, Pyrmont, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

**VIG Group, Pagewood** – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

**Thirdl Group, Alexandria, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

**Penrith City Council, Penrith, NSW** – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

**McNally Management, Alexandria, NSW** – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

**Various Caltex and Mobil Service Stations** – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

**Boral Limited, Confidential site** – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

**NSW Department of Health** – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

**Caltex Refinery, Kurnell, NSW** – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

### Site Assessment and Remediation

**City of Sydney Council, Federal Park, Annandale, NSW** – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

**UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW** – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

**NSW Ports, Intermodal Terminal Centre at Enfield, NSW** – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

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## *PwC's Auditor Training*

### Certificate of Attainment

*awarded to*

***Cheryl Halim***

## *Becoming a Skilled Lead Auditor*

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



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Tom Barham

Training Manager



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## PROFESSIONAL SUMMARY

Rebeka Hall is a qualified Principal Environmental Scientist with specialisation in geology. Rebeka has over 20 years environmental consulting experience in a range of health, waste and pollution issues particularly the site assessment, remediation and auditing. Rebeka is an NSW EPA Accredited Site Auditor and Exemplar Global Auditor ((ISO 19011:2018) (Cert. No. 7090818-5136510)). Areas of specialisation include independent peer review, environmental compliance & due diligence auditing, Phase I and II soil, water, soil vapour and groundwater investigations, design and implementation of remediation systems, water quality studies, groundwater studies including pumping tests, geological interpretations, land capability studies, environmental management plans and pollution and compliance monitoring.

## QUALIFICATIONS

*B.Sc., Geology, University of Wollongong*

*Accredited Contaminated Site Auditor, NSW EPA (No. 0802)*

*Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 7090818-5136510)*

*CEnvP (Site Contamination Specialist) (No. SC40913)*

## SPECIALTIES

*Environmental Audits - Statutory/Non-Statutory, Compliance, Due Diligence*

*Specialist Peer Review*

*Environmental Management Plans*

*Contaminated Site Investigation*

*Site Remediation Feasibility Design and Implementation*

*Site Validation*

*Works Management*

## MEMBERSHIPS AND TRAINING

- Member, Australian Land and Groundwater Association (ALGA)
- Member, Environment Institute of Australia and New Zealand (EIANZ)
- Contaminant Transport Modelling ANSTO, University of Science & Technology, Sydney
- Risk Based Corrective Action (RBCA) for Chemical Releases, GS Inc.
- Mergers & Acquisition Auditing, ERM Group
- USEPA 40hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- ALGA Hazardous Ground Gas Assessment and Mitigation
- CSARM Lecturer (at UTS) in Risk Assessment in the Audit Process

## KEY PROJECT EXPERIENCE

### Audit

Rebeka, as the Lead Auditor, has conducted more than 160 site statutory and non-statutory audits across in NSW and ACT. Audit works were conducted, where applicable, to meet local or state government planning approval conditions. Audits have been conducted in accordance with the requirements outlined by the NSW EPA Site Auditor Guidelines (2017); ACT Environmental Planning Policy (2009) or the NSW Government (June 2018) Independent Audit Post Approval Requirements (IEA). Selected project examples comprise the following:

**The Beaches Link and Gore Hill Freeway Connection Project** – Auditor for the construction of the project.

**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

**Iglu Redfern 2, Redfern, NSW** – Lead Auditor for the construction of Iglu Redfern 2 (SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor for the construction of Cranbrook School (SSD 8812).

**Western Sydney University, Parramatta, NSW** – Lead Auditor for the construction of Western Sydney University (required as part of SSD 9670).



**Vopak Terminals, Port Botany NSW** – IEA For Terminal B1-B3 Port Botany (MP06-0089)

**The Brewery, Chippendale, NSW** – Auditor for the refurbishment of a heritage building (SSD 9374).

**Brookvale Health Centre, NSW Health** – State Significant Development (SSD). Statutory site audit following the remediation of former commercial/light industrial properties including a former service station. During the course of the audit USTs were removed, and continued groundwater investigation to delineate the extent of impact and risk evaluation.

**Former Pharmaceutical site, Kurnell NSW (2017 and ongoing)** – State Significant Development (SSD). Statutory audit for a 11ha property to endorse a remedial action plan and validation program to confirm the site is suitable for ongoing commercial use.

**St Leonards Medical Centre, Ramsay Healthcare (2016-2018)** – State Significant Development (SSD). Statutory site audit to confirm the former Mitsubishi vehicle maintenance facility was rendered suitable for medical commercial uses with basement car parking and open space.

**North Shore Health Hub, St Leonards (2018 and ongoing)** – SSD State Significant Development (SSD). Statutory site audit to confirm the commercial/industrial site was rendered suitable for proposed hospital expansion.

**Alexandria Park Community School (APCS) (2018 and ongoing)** – State Significant Development (SSD). Statutory site audit to confirm the site is suitable for proposed educational development (comprising childcare, primary, secondary school and community use).

**Fairvale High School, DOE (2018-current)** – State Significant Development. Statutory site audit to confirm the site is suitable for primary school use. Evaluating waste disposal, importation, environmental monitoring.

**Proposed Catherine Field, East Leppington and Wagga Wagga Primary Schools** – Specialist Audit for State Significant Developments.

**Alex Avenue Schofields, DOE (2019, 6 months)** – State Significant Development. Statutory site audit to confirm the former rural site is suitable for proposed primary school redevelopment.

**Sydney University Expansion (Project Regiment) (2017, 18 months)** – State Significant Development. Statutory site audit to confirm suitability of site for mixed use accommodation and training facility.

**Waitara Public School Redevelopment, DOE (2017, 1 year)** – State Significant Development. Statutory site audit for proposed primary school alterations and additions.

**Parramatta Square Redevelopment (2015 and ongoing)** – Site audit of Phase 3, 4, 5, 6, 7 and 8 of major mixed use precinct redevelopment.

**Molonglo Valley 3, ACT Future Urban Release (2013 and ongoing)** – multi stage site audit for 1145ha of former rural and forestry land. Historically the northern portion of the site was used for artillery live firing practices during 1914, 1920 and 1921. Molonglo Valley Stage 3 forms part of a major land release for residential expansion within the ACT. Due to the combined rural and historical military use at the site, the assessments completed required a combination of contamination as well as unexploded ordnance expertise. Site audit for site suitability and compliance to CEMP.

**Former Bonshaw Naval Receiving Station HMAS Harmon ACT (2012, 18 months)** – statutory audit to confirm the suitability of 210ha for broad acre use post demolition of receiving station, support facilities and antennae.

**East Lake Redevelopment (Griffith, Kingston and Fyshwick ACT) (2012 - current)** – 100ha of former rail and commercial/industrial land proposed for mixed use redevelopment.

**Precinct 1-4 Elara residential release for Stockland (2013 – 2016)** – multi stage statutory audit confirming the remediation of 200ha of rural residential agricultural and poultry farming land for mixed uses associated with a new residential suburb. Evaluation of waste disposal, importation, environmental controls and monitoring.

**Green Square Urban Renewal Mixed Use Residential for Mirvac (2014-2017)** – several sites requiring remediation and tank decommissioning works to enable the redevelopment for high rise residential, ground floor commercial and day care use.

**Former Royal South Sydney Hospital Site NSW, City of Sydney Council (2012, 18 months)** – multi staged audit to confirm site investigation, remediation and validation part of site for affordable housing, and endorsement of RAP for balance of site (proposed for community uses including day care centre).

**Residential Release, former Summer Hill Flour Mill (2014-2018)** – Four staged audit. Evaluation of site investigation and remediation works to confirm the former industrial manufacturing site has been remediated to a condition suitable for high rise residential with some commercial.



*The Certified Environmental Practitioner Board  
hereby attests that*

**Rebeka Hall**

*having fulfilled all the requirements of the Board  
has been registered as a*


*Certified Environmental Practitioner*

*with Registration Number*

**889**

*on the date*

**3rd of May 2017**

  
*Chairperson of the Board*







*The Certified Environmental Practitioner Board  
hereby attests that*

**Rebeka Hall**

*having fulfilled all the requirements of the Board  
has been registered as a*

*Certified Environmental Practitioner  
Contaminated Land Specialist*

*with Registration Number*

**913**

*on the date*

**3rd of May 2017**

  
*Chairperson of the Board*



---

## *PwC's Auditor Training*

### Certificate of Attainment

*awarded to*

***Rebeka Hall***

## *Becoming a Skilled Lead Auditor*

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 7090575-5136510

Course End Date: 21 Jun 2019

Certificate Issue Date: 27 Jun 2019



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Tom Barham

Training Manager



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## PROFESSIONAL SUMMARY

Diana is a highly experienced Senior Environmental Scientist, who has worked within the contaminated land industry as an environmental scientist since 2002. Her experience comes from wide ranging projects including site assessments, environmental audits and contaminated site management for clients across Australia. Her background in environmental legislation enables her to advise clients on regulatory issues and requirements. Diana's approach puts clients' needs first and she has outstanding relationship skills gained from successfully managing complex projects and diverse stakeholder groups. A passionate problem solver, she looks beyond the task at hand to exceed client expectations.

Diana has completed numerous projects involving assessment and remediation of contaminated land throughout Australia and has conducted various compliance and environmental audits. The projects completed include large industrial sites being redeveloped for residential purposes, industrial subdivisions, industrial investigation and remediation, infrastructure developments, landfill remediation and rehabilitation, and agricultural property redevelopments. Diana's responsibilities in these projects included project management, client liaison, analysis and interpretation of data, and reporting.

Diana also has experience auditing under the International Organization for Standardization (ISO). Specifically, Diana is trained in ISO14001 compliance, and has completed numerous audits against this standard for pharmaceutical and industrial clients throughout Australia and NZ.

Diana has additionally spent time as an environment and health and safety (EHS) advisor for a large consulting company. This role reported directly to the company Director and involved assessment of compliance of the company's EHS performance for both office and field based activities. Key to this role was the maintenance of the company's Environmental Management System and supporting the company through ISO certification audits.

## MEMBERSHIPS AND TRAINING

- RABQSA ISO14001 Independent Environmental Auditor Training
- Certified Environmental Practitioner (CEnvP No. 193), November 2007
- 24hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- Committee Member of NSW branch of Environment Institute of Australia and New Zealand
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2001
- Track Safety Induction, 2005

## QUALIFICATIONS

*B.Sc., Environmental, Soil Science Major, Australian Catholic University*

*B.Sc. (Hons), Environmental, Soil & Microbiological Sciences, Australian Catholic University*

## SPECIALTIES

*Assessment of contaminated sites,*

*Remediation & validation*

*Environmental and human health risk assessments*

*Contaminated land due diligence reviews*

*Phase 1 & 2 site assessments*

*Environmental management systems review and preparation (ISO14001)*

*Environmental input for road upgrade*

**Acid sulfate soil assessments and management plans**

## KEY PROJECT EXPERIENCE

### Independent Environmental Audits

**Cranbrook School, Bellevue Hill, NSW** – Support Auditor and waste specialist for the construction of Cranbrook School (SSD 8812).

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Brewery Yard, Chippendale** – Support Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

### Environment Health and Safety Audits - Various, NSW, ACT, VIC, New Zealand

Assisted in numerous EHS audits within the Australasia – including compliance, due diligence, M&A, site assessments and development of audit protocols for a variety of clients, including:

- Pfizer – pharmaceuticals
- Diona – infrastructure / construction
- Kodak – manufacturing
- Alcoa – manufacturing
- GE – real estate
- Brunswick Corporation (Aus/NZ) – marine manufacturing
- Global Renewables – manufacturing / waste processing

### Auditing – Various NSW and ACT

As part of the Contaminated Land Management Act, assisting Auditor's in the preparation of review documents, site visits, risk assessments, and audit reports. This has included in excess of thirty completed audit sites in NSW and ACT.

### Due Diligence Environmental Site Assessment – Various, Australia

Completion of numerous Phase I Environmental Site Assessments for a large number of private clients in the pre- or post- acquisition phase of site ownership. Phase I assessments have been conducted on various properties from offices to warehousing to large industrial operations throughout Sydney, NSW and Australia. Roles include site visits, meetings, site histories, permitting, research and reporting.

### Contaminated Site Assessments – Various, NSW, QLD, WA, VIC

Project management, planning, on-site supervision of fieldwork, liaison with client and contractors, data analysis, review and reporting. Assessments have been conducted for government bodies, and private industry on a range of sites, from residential to large industrial. Investigations have included soil and groundwater studies, risk assessments, combined geotechnical studies, classification of materials for offsite disposal and acid sulphate soil assessments.

### Remediation and Validation – Various, NSW, QLD, VIC

These projects include preparation of remediation action plans (RAPs), completed to address the site specific issues identified during the investigative stages of works. Upon completion of the RAPs, the remedial field works and validation were then completed in accordance with NSW DECC guidelines.





## PROFESSIONAL SUMMARY

Cristiane has over eight years of experience in environmental assessment, remediation and management. She has conducted compliance audits in New South Wales, Sao Paulo and Rio de Janeiro in Brazil, where she has experience as a compliance auditor. She was responsible for the development, implementation and internal audits for 14001 compliance in foundry and smelting industries. Cristiane has a postgraduate qualification in contaminated land. She has contributed to various projects, including preliminary and detailed site investigations, groundwater, waste classification and surface water monitoring.

## MEMBERSHIPS AND TRAINING

- Australasian Land and Groundwater Association (ALGA) - member
- Rail Industry Safety Induction (RISI)
- First Aid Certification

## KEY PROJECT EXPERIENCE

### Independent Environmental Audits

**Western Sydney University, Bankstown, NSW** – Support Auditor for the construction of Western Sydney University (required as part of SSD 9831).

### Compliance Environmental Audits

**CETESB (Sao Paulo EPA, Brazil)** – Cristiane conducted diverse site audits in various industries and developments. Responsible for the data analysis for environmental compliance and licensing.

**Schulz, Joinville, Brazil** – Cristiane worked as an internal auditor in foundry industry and machinery. She was responsible for implementing training, communication and compliance audits with ISO 14001.

**Metalurgica Dulong, Sao Bernardo Campo, Brazil** – Internal Auditor in a smelting facility. Cristiane has developed, implemented and was responsible for maintenance and compliance with ISO 14001.

### Environmental Management Plan

**Construction Environmental Management Plan (CEMP), Galston, NSW** – Cristiane prepared a CEMP for a large-scale commercial/industrial development in Galston.

**Construction Environmental Management Plan (CEMP), Hornsby, NSW** – Cristiane prepared and updated CEMPs for a site in Hornsby.

**Environmental Management Plan (EMP), Eastern Creek, NSW** – Cristiane prepared an EMP for landfill gas at a site in Eastern Creek.

### Contaminated Site Assessments and Remediation

**Contamination Assessment and Remediation in Petrochemical, Duque de Caxias, Brazil** – Cristiane was responsible for the coordination of contamination assessment projects, design and maintenance of remediation system in a petrochemical of polypropylene.

**Detailed Site Investigation (DSI), Dee Why, NSW** – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation as part of a contamination assessment for high-density residential development.

## QUALIFICATIONS

*B.Eng., Civil and Environmental Engineering, Federal University of Santa Catarina – Florianopolis, Brazil*

*Postgraduate Degree, Contaminated Land Management, SENAC University – Sao Paulo, Brazil*

## SPECIALTIES

*Site Investigations, Remediation and Validation*

*Project Management*

*Compliance Audits*

*Environmental Management Plans*

*Due Diligence*

**Detailed Site Investigation (DSI), Zetland, NSW** – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, dewatering management plan as part of a contamination assessment for high-density residential development.

**Preliminary Site Investigation, Detailed Site Investigation (DSI), Remediation Action Plan and Validation, Mascot, NSW** – Preparation of PSI including desktop information review and site walkover followed by Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, dewatering management plan, waste classification, asbestos management plan, remediation and validation as part of high-density residential development.

**Acid Sulfate Soils Management Plan, Warriewood, NSW** – Development of acid sulfate soils management plan, including monitoring neutralisation of acid soils and validation.

**Waste Classification Assessment, Sydney Metro – Barangaroo, Chatswood, Central, NSW** – Coordination and performance of waste classification samples from various Sydney Metro sites. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

**Waste Classification Assessment, Westconnex – Rozelle, NSW** – Performance of waste classification samples from various Westconnex Rozelle Interchange sites. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

**Surface Water Quality Monitoring, South Windsor, NSW** – Surface water monitoring, measurement of physicochemical parameters, sample collection, catchment & equipment inspection and water quality data analysis.

## Attachment B – Declaration

## Independent Audit Declaration Form

Project Name	Roseville College
Consent Number	SSD-9912
Description of Project	Construction and operation of a Sport and Wellbeing Centre on the Roseville College school campus, including: <ul style="list-style-type: none"><li>• demolition of outdoor sports courts at 27-29 Bancroft Avenue;</li><li>• demolition of a dwelling, ancillary structures and hardstand areas at 37 Bancroft Avenue;</li><li>• tree removal and excavation works;</li><li>• construction of a three-storey building, comprising:<ul style="list-style-type: none"><li>- 48 basement car parking spaces;</li><li>- eight-lane swimming pool, associated concourse and grandstand;</li><li>- gymnasium;</li><li>- food technology space;</li><li>- general learning areas;</li><li>- change facilities, amenities and storage;</li><li>- mechanical plant, on-site detention, filtration plant and chemical store; and</li><li>- rooftop multi-purpose sports courts.</li></ul></li><li>• landscaping; and</li><li>• signage.</li></ul>
Project Address	27-29 and 37 Bancroft Avenue, Roseville
Proponent	The Anglican Schools Corporation
Title of Audit	Independent Environmental Audit of the
Date	8 July 2022

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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Name of Lead Auditor Cheryl Halim



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Signature



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Qualifications

- Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
- BE (Chemical)
- PhD (Chemical Engineering)

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Name of Alternate Lead Auditor

Rebeka Hall

---

Signature



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Qualifications

- Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)
- NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)
- Certified Environmental Practitioner (General) EIANZ (No. 889)
- Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)
- BEnvSc (Hons) (Geology)

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Name of Auditor

Diana Turner

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Signature



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Qualifications

- BSc (Environmental, Soil Science Major)
- BSc (Hons) (Environmental, Soil & Microbiological Sciences)

---

Name of Auditor

Cristiane Florido

---

Signature



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Qualifications

- BEng (Civil & Environmental)
- PostGrad (Contaminated Land Management)

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Company

**Geosyntec Consultants Pty Ltd**

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Company Address

**189 Kent St Sydney NSW 2000**

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AU122160 L5 SSD9912 Roseville College Consultation and Team Addition 27Feb23

27 February 2023

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

**Re: Independent Environmental Audit, Roseville College, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069**

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by The Anglican Schools Corporation (ASC) to conduct an Independent Environmental Audit project for Roseville College, 27-29 and 39 Bancroft Avenue, Roseville, NSW ('the site'). The site is legally identified as Lot 2003 DP1084428 and Lot 18 DP5035<sup>1</sup>, is currently used as a school.

The Independent Environmental Audit is conducted to meet Conditions C36 to D41 of State Significant Development (SSD) No. 9912 (dated 18 June 2021)

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval (May 2020) (IAPAR 2020).

DP&E has previously approved the following audit team: Cheryl Halim as Lead Auditor, Rebeka Hall (Alternate Lead Auditor) and assisted by Diana Turner as Auditor in a letter dated 21 July 2022 (attached in Attachment A), noting that Cristiane Florido has left Geosyntec. Due to the departure of Cristiane Florido, can we **please seek an approval for an updated Audit Team, as follows:**

- Cheryl Halim as Lead Auditor (previously approved as Lead Auditor)
- Rebeka Hall (previously approved as Alternate Lead Auditor)
- Diana Turner as Auditor (Diana Turner was previously already approved as Auditor)

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<sup>1</sup> To be confirmed, noting Six Maps identifies the site as Lot100 DP1283300.

- Cissillia Young as Support Auditor (CV attached for reference)

CVs for all proposed audit team members are attached in Attachment B. Declaration of Independence is provided in Attachment C.

As required by the IAPAR (2020), we need to conduct consultation with DPE and other agencies. **Please also advise if DP&E has any comments regarding environmental matters relating to the project that should be considered by the Audit team in conducting the second IEA scheduled for 3 April 2023.**

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



Cheryl Halim

**Independent Environmental Auditor/  
Exemplar Global AU (ISO 19011:2018)  
(No. 11280933-7383767)  
Geosyntec Consultants Pty Ltd**

Attachments: Attachment A – Previous Approval  
Attachment B – CVs  
Attachment C – Declaration of Independence

## Attachment A – Previous Approval

Laura Elder  
Director of Business Services  
Anglican Schools Corporation  
27 Bancroft Avenue  
Roseville NSW 2069

21/07/2022

Dear Ms Elder

**Sport and Wellbeing Centre, Roseville College (SSD 9912)  
Appointment of Independent Environmental Auditors**

I refer to the request (SSD-9912-PA-3) for the Secretary's approval of suitably qualified persons to conduct the Independent Environmental Audit (IEA) for the Sport and Wellbeing Centre at Roseville College, SSD 9912 as modified (the consent).

The Department of Planning and Environment (the Department) has reviewed the nominations and information provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Planning Secretary approves the appointment of the proposed independent auditors from Geosyntec Consultants Pty Ltd to conduct and prepare the IEA report.

In accordance with Schedule 2, Condition C36 of the consent and the *Independent Audit Post Approval Requirements* (Department 2020) (the IAPAR), the Planning Secretary has agreed to the following audit team:

- Cheryl Halim, Lead Auditor;
- Rebeka Hall, alternate Lead Auditor;
- Diana Turner, Auditor; and
- Cristiane Florido, Auditor.

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

The IEA and report must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions C36, C37, C38, C39, C40 of the consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

The Department notes that this request initially came from and on the letterhead of the proposed independent auditors, rather than the project itself. All future proposals for the Planning Secretary's agreement for independent auditors **must** come from the Applicant under the consent and not the proposed auditors. The Department also reserves the right to request an alternate auditor or audit team for future audits, should this be more appropriate in the circumstances.

Notwithstanding the agreement for the above listed audit team for this project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Department of Planning and Environment



Should you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer, on (02) 8275 1169 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Thomas Minchin".

Thomas Minchin  
A/Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

**Attachment B – CVs**



## PROFESSIONAL SUMMARY

Cheryl has over seventeen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. Cheryl is a NSW EPA accredited site auditor and an Exemplar Global Auditor and has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

## QUALIFICATIONS

*B.E. (Hons), Chemical Engineering, University of New South Wales*

*PhD, Chemical Engineering, University of New South Wales*

*Accredited Contaminated Site Auditor, NSW EPA (No. 2201)*

*Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)*

## SPECIALTIES

*Site Investigations, Remediation and Validation*

*Project Management*

*Risk Assessment*

*Contaminated Land Site Audits*

*Independent Environmental Audits*

*Landfill, Waste*

*Environmental Management Plans*

*Due Diligence*

*Specialist Advice*

## MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

## KEY PROJECT EXPERIENCE

### Independent Environmental Audits

**Rumba Lara development, Gosford, NSW** – Lead Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

**Roseville College, Roseville** – Lead Auditor for the construction phase of the Roseville College (required as part of SSD 9912).

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Holt Land Rehabilitation Centre** – Auditor for the operational phase of the landfill operation (voluntary audit).

**Brewery Yard, Chippendale** – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).



**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

**Iglu Redfern 2, Redfern, NSW** – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

**Sydney Zoo, Bungarribee, NSW** – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

**Western Sydney University, Parramatta, NSW** - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

### Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

**The Shore School, North Sydney, NSW** – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

**Ferrovial York Joint Venture Warringah Road Expansion** – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

**Cumberland Council, Pemulwuy** – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

**Thirdl Group, 31-41 William Street, Alexandria** – Audit assistance for the development of a high density residential building with basement carpark.

**Bathla Group, Schofields, NSW** – Audit assistance on the proposed low density residential land subdivision at Schofields.

**Stockland, Marsden Park, NSW** – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

**Meriton, Lidcombe, NSW** – Audit assistance on the proposed high density residential apartments in staged process.

**EG Funds, Summer Hill, NSW** – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

**Endeavour Energy, Harris Park, NSW** – Audit assistance on the proposed low density residential land.

**Meriton Group, 330 Church Street, Parramatta, NSW** – Audit assistance on the proposed open space landuse.

**Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW** – Audit Assistance on the proposed high density residential property.

**The ACT Government, Capital Metro Project, Canberra, ACT** – Audit assistance on the proposed light rail route from Civic to Gungahlin.

**Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway** – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

**Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW** – Audit assistance on the proposed residential development at Beaconsfield.

**XR Property Developments, 146-156 Botany Road, Alexandria, NSW** – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

**Central Coast Automotive, Gosford, NSW** – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

**Ceedive, Former Lithgow Pottery Estate, NSW** – Audit assistance on a former pottery estate site at Lithgow.

**Forbes City Council, Former Forbes Gasworks, NSW** – Audit assistance on a former Forbes Gasworks.

**Gunnedah Council, Gunnedah Airport, NSW** – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

### Risk Assessment

**Dahua, Waterloo, NSW** – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

**PDS Group, Pyrmont, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

**VIG Group, Pagewood** – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

**Thirdl Group, Alexandria, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

**Penrith City Council, Penrith, NSW** – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

**McNally Management, Alexandria, NSW** – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

**Various Caltex and Mobil Service Stations** – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

**Boral Limited, Confidential site** – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

**NSW Department of Health** – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

**Caltex Refinery, Kurnell, NSW** – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

### Site Assessment and Remediation

**City of Sydney Council, Federal Park, Annandale, NSW** – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

**UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW** – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

**NSW Ports, Intermodal Terminal Centre at Enfield, NSW** – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

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## *PwC's Auditor Training*

### Certificate of Attainment

*awarded to*

***Cheryl Halim***

## *Becoming a Skilled Lead Auditor*

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



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Tom Barham

Training Manager



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## PROFESSIONAL SUMMARY

Diana is a highly experienced Senior Environmental Scientist, who has worked within the contaminated land industry as an environmental scientist since 2002. Her experience comes from wide ranging projects including site assessments, environmental audits and contaminated site management for clients across Australia. Her background in environmental legislation enables her to advise clients on regulatory issues and requirements. Diana's approach puts clients' needs first and she has outstanding relationship skills gained from successfully managing complex projects and diverse stakeholder groups. A passionate problem solver, she looks beyond the task at hand to exceed client expectations.

Diana has completed numerous projects involving assessment and remediation of contaminated land throughout Australia and has conducted various compliance and environmental audits. The projects completed include large industrial sites being redeveloped for residential purposes, industrial subdivisions, industrial investigation and remediation, infrastructure developments, landfill remediation and rehabilitation, and agricultural property redevelopments. Diana's responsibilities in these projects included project management, client liaison, analysis and interpretation of data, and reporting.

Diana also has experience auditing under the International Organization for Standardization (ISO). Specifically, Diana is trained in ISO14001 compliance, and has completed numerous audits against this standard for pharmaceutical and industrial clients throughout Australia and NZ.

Diana has additionally spent time as an environment and health and safety (EHS) advisor for a large consulting company. This role reported directly to the company Director and involved assessment of compliance of the company's EHS performance for both office and field based activities. Key to this role was the maintenance of the company's Environmental Management System and supporting the company through ISO certification audits.

## MEMBERSHIPS AND TRAINING

- RABQSA ISO14001 Independent Environmental Auditor Training
- Certified Environmental Practitioner (CEnvP No. 193), November 2007
- 24hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- Committee Member of NSW branch of Environment Institute of Australia and New Zealand
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2001
- Track Safety Induction, 2005

## QUALIFICATIONS

*B.Sc., Environmental, Soil Science Major, Australian Catholic University*

*B.Sc. (Hons), Environmental, Soil & Microbiological Sciences, Australian Catholic University*

## SPECIALTIES

*Assessment of contaminated sites,*

*Remediation & validation*

*Environmental and human health risk assessments*

*Contaminated land due diligence reviews*

*Phase 1 & 2 site assessments*

*Environmental management systems review and preparation (ISO14001)*

*Environmental input for road upgrade*

**Acid sulfate soil assessments and management plans**

## KEY PROJECT EXPERIENCE

### Independent Environmental Audits

**Cranbrook School, Bellevue Hill, NSW** – Support Auditor and waste specialist for the construction of Cranbrook School (SSD 8812).

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Brewery Yard, Chippendale** – Support Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

### Environment Health and Safety Audits - Various, NSW, ACT, VIC, New Zealand

Assisted in numerous EHS audits within the Australasia – including compliance, due diligence, M&A, site assessments and development of audit protocols for a variety of clients, including:

- Pfizer – pharmaceuticals
- Diona – infrastructure / construction
- Kodak – manufacturing
- Alcoa – manufacturing
- GE – real estate
- Brunswick Corporation (Aus/NZ) – marine manufacturing
- Global Renewables – manufacturing / waste processing

### Auditing – Various NSW and ACT

As part of the Contaminated Land Management Act, assisting Auditor's in the preparation of review documents, site visits, risk assessments, and audit reports. This has included in excess of thirty completed audit sites in NSW and ACT.

### Due Diligence Environmental Site Assessment – Various, Australia

Completion of numerous Phase I Environmental Site Assessments for a large number of private clients in the pre- or post- acquisition phase of site ownership. Phase I assessments have been conducted on various properties from offices to warehousing to large industrial operations throughout Sydney, NSW and Australia. Roles include site visits, meetings, site histories, permitting, research and reporting.

### Contaminated Site Assessments – Various, NSW, QLD, WA, VIC

Project management, planning, on-site supervision of fieldwork, liaison with client and contractors, data analysis, review and reporting. Assessments have been conducted for government bodies, and private industry on a range of sites, from residential to large industrial. Investigations have included soil and groundwater studies, risk assessments, combined geotechnical studies, classification of materials for offsite disposal and acid sulphate soil assessments.

### Remediation and Validation – Various, NSW, QLD, VIC

These projects include preparation of remediation action plans (RAPs), completed to address the site specific issues identified during the investigative stages of works. Upon completion of the RAPs, the remedial field works and validation were then completed in accordance with NSW DECC guidelines.



## PROFESSIONAL SUMMARY

Cissillia has 7 years of experience working as an environmental consultant in Singapore and Australia. She has a Doctorate in Chemical Engineering. During her career as an environmental consultant, she managed budgets, data, contractors, and clients and has had experience in the petroleum sector, as well as site audits. Cissillia has been enriching her business and interpersonal skills by in data acquisition, validation, auditing and reporting. She is currently a member the Geosyntec Audit Team and is involved in site audits to meet Contaminated Land Management Act 1997 and Independent Environmental Audits to meet State Significant Development consent conditions.

## QUALIFICATIONS

*Ph.D., Chemical Engineering,  
University of New South  
Wales, 2005*

*B.Eng., Chemical Engineering  
(Hons), University of New  
South, 2001*

## SPECIALTIES

*Environmental liability  
valuation*

*Site investigation and  
characterisation*

*Compliance and Audit  
Support*

## KEY PROJECT EXPERIENCE

### Independent Environmental Audits

**Rumba Lara development, Gosford, NSW** – Support Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

**Holt Kurnell, NSW** – Support Auditor for the operation of a landfill facility at Kurnell.

**Western Sydney University, Bankstown, NSW** – Support Auditor for the construction of Western Sydney University (required as part of SSD 9831).

**Roseville College** – Auditor in training for the construction of Roseville College (required as part of SSD 9912).

**The Brewery, Chippendale, NSW** – Auditor in training for the refurbishment of a heritage building (required as part of SSD 9374).

### Audits

**Molonglo 132kV Relocation Project, Molonglo, ACT** – Audit assistance on review of Contaminant Management Plans (CMPs) for transmission line upgrade works by Zinfra and Woden Contractors Pty Ltd (Wodens).

**The Concord Hospital, Concord, NSW** – Audit assistance on the redevelopment of the Concord Hospital.

**City of Parramatta Square, Parramatta, NSW** – Audit assistance on the redevelopment of Parramatta Square Town Hall.

**Gamuda Australia, M12, NSW** – Audit assistance on the construction of the Westmead Metro Station.

### Environmental Assessments

**CALTEX** – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

**SHELL** – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

**BOC Gases** – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.



**Abacus** – Phase 1 Environmental Assessment, Croydon.

**Abacus** – Phase 1 Environmental Assessment, Leumeah.

**Abacus** – Phase 1 Environmental Assessment, Kirrawee.

## **CONFERENCES AND EXHIBITIONS**

### **Hydrogen and Fuel Cell Fair (Hannover Fair), Germany**

- Formulated and implemented strategies for good public relations.
- Support tradeshow ambassadors and VIP visitors during the fair.

### **1<sup>st</sup> World Hydrogen Technology Convention, Singapore**

- Business to business marketing campaign and increased the net profit by 20%.
- Designed and planned exhibition floor (operational management).

### **PhD**

- Design and conduct scientific experiments to understand the degradation of environmental pollutants from drycleaners using advanced oxidation technology (AOT).
- 3 Conferences and 2 scientific journal publications.



## PROFESSIONAL SUMMARY

Rebeka Hall is a qualified Principal Environmental Scientist with specialisation in geology. Rebeka has over 20 years environmental consulting experience in a range of health, waste and pollution issues particularly the site assessment, remediation and auditing. Rebeka is an NSW EPA Accredited Site Auditor and Exemplar Global Auditor ((ISO 19011:2018) (Cert. No. 7090818-5136510)). Areas of specialisation include independent peer review, environmental compliance & due diligence auditing, Phase I and II soil, water, soil vapour and groundwater investigations, design and implementation of remediation systems, water quality studies, groundwater studies including pumping tests, geological interpretations, land capability studies, environmental management plans and pollution and compliance monitoring.

## QUALIFICATIONS

*B.Sc., Geology, University of Wollongong*

*Accredited Contaminated Site Auditor, NSW EPA (No. 0802)*

*Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 7090818-5136510)*

*CEnvP (Site Contamination Specialist) (No. SC40913)*

## SPECIALTIES

*Environmental Audits - Statutory/Non-Statutory, Compliance, Due Diligence*

*Specialist Peer Review*

*Environmental Management Plans*

*Contaminated Site Investigation*

*Site Remediation Feasibility Design and Implementation*

*Site Validation*

*Works Management*

## MEMBERSHIPS AND TRAINING

- Member, Australian Land and Groundwater Association (ALGA)
- Member, Environment Institute of Australia and New Zealand (EIANZ)
- Contaminant Transport Modelling ANSTO, University of Science & Technology, Sydney
- Risk Based Corrective Action (RBCA) for Chemical Releases, GS Inc.
- Mergers & Acquisition Auditing, ERM Group
- USEPA 40hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- ALGA Hazardous Ground Gas Assessment and Mitigation
- CSARM Lecturer (at UTS) in Risk Assessment in the Audit Process

## KEY PROJECT EXPERIENCE

### Audit

Rebeka, as the Lead Auditor, has conducted more than 160 site statutory and non-statutory audits across in NSW and ACT. Audit works were conducted, where applicable, to meet local or state government planning approval conditions. Audits have been conducted in accordance with the requirements outlined by the NSW EPA Site Auditor Guidelines (2017); ACT Environmental Planning Policy (2009) or the NSW Government (June 2018) Independent Audit Post Approval Requirements (IEA). Selected project examples comprise the following:

**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

**Iglu Redfern 2, Redfern, NSW** – Lead Auditor for the construction of Iglu Redfern 2 (SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor and waste specialist for the construction of Cranbrook School (SSD 8812).

**Western Sydney University, Parramatta, NSW** – Lead Auditor for the construction of Western Sydney University (required as part of SSD 9670).



**Vopak Terminals, Port Botany NSW** – IEA For Terminal B1-B3 Port Botany (MP06-0089)

**Alexandria Park Community School (APCS)** – State Significant Development (SSD). Statutory site audit to confirm the site is suitable for proposed educational development (comprising childcare, primary, secondary school and community use).

**Fairvale High School, DOE** – State Significant Development. Statutory site audit to confirm the site is suitable for primary school use. Evaluating waste disposal, importation, environmental monitoring.

**Proposed Catherine Field, East Leppington and Wagga Wagga Primary Schools** – Specialist Audit for State Significant Developments.

**Alex Avenue Schofields, DOE** – State Significant Development. Statutory site audit to confirm the former rural site is suitable for proposed primary school redevelopment.

**Sydney University Expansion (Project Regiment)** – State Significant Development. Statutory site audit to confirm suitability of site for mixed use accommodation and training facility.

**Waitara Public School Redevelopment, DOE** – State Significant Development. Statutory site audit for proposed primary school alterations and additions.

**Meadowbank School Precinct** – Stage Significant Development. Statutory site audit for proposed primary and high school precinct.

**University of Western Sydney Richmond Campus** – Stage Significant Development. Statutory site audit for proposed University of Western Sydney Richmond Campus.

**Mulgoa Public School, Glenmore Park** - Stage Significant Development. Statutory site audit for proposed primary school development.

**Tallawong Primary School, Rouse Hill** - Stage Significant Development. Statutory site audit for proposed primary school development.

**Brookvale Health Centre, NSW Health** – State Significant Development (SSD). Statutory site audit following the remediation of former commercial/light industrial properties including a former service station. During the course of the audit USTs were removed, and continued groundwater investigation to delineate the extent of impact and risk evaluation.

**Former Pharmaceutical site, Kurnell NSW** – State Significant Development (SSD). Statutory audit for a 11ha property to endorse a remedial action plan and validation program to confirm the site is suitable for ongoing commercial use.

**St Leonards Medical Centre, Ramsay Healthcare** – State Significant Development (SSD). Statutory site audit to confirm the former Mitsubishi vehicle maintenance facility was rendered suitable for medical commercial uses with basement car parking and open space.

**North Shore Health Hub, St Leonards** – SSD State Significant Development (SSD). Statutory site audit to confirm the commercial/industrial site was rendered suitable for proposed hospital expansion.

**Parramatta Square Redevelopment** – Site audit of Phase 3, 4, 5, 6, 7 and 8 of major mixed use precinct redevelopment.

**Molonglo Valley 3, ACT Future Urban Release** – multi stage site audit for 1145ha of former rural and forestry land. Historically the northern portion of the site was used for artillery live firing practices during 1914, 1920 and 1921. Molonglo Valley Stage 3 forms part of a major land release for residential expansion within the ACT. Due to the combined rural and historical military use at the site, the assessments completed required a combination of contamination as well as unexploded ordnance expertise. Site audit for site suitability and compliance to CEMP.

**Former Bonshaw Naval Receiving Station HMAS Harmon ACT** – statutory audit to confirm the suitability of 210ha for broad acre use post demolition of receiving station, support facilities and antennae.

**Former Royal South Sydney Hospital Site NSW, City of Sydney Council** – multi staged audit to confirm site investigation, remediation and validation part of site for affordable housing, and endorsement of RAP for balance of site (proposed for community uses including day care centre).



## NSW Site Auditor Scheme

### RENEWAL OF ACCREDITATION AS SITE AUDITOR UNDER CONTAMINATED LAND MANAGEMENT ACT 1997 (NSW)

**Auditor:** Ms Rebeka Hall                      **Accreditation No:** 0802  
**Accreditation Date:** 17 December 2018      **Period of Accreditation:** Three (3) years

The Environment Protection Authority (EPA) advises that **Ms Rebeka Hall** (the auditor) has been granted accreditation under s.51 of the *Contaminated Land Management Act 1997* (the Act) as a site auditor for a period of **three (3) years** subject to the following conditions:

1. The auditor must maintain a good knowledge of NSW legislation relating to contaminated sites and environment protection in general, including the:
  - (a) Act and any regulation made under that Act;
  - (b) other environment protection legislation (as defined by the Protection of the Environment Administration Act 1991) administered by the EPA; and
  - (c) Environmental Planning and Assessment Act 1979, and regulations and relevant environmental planning instruments made under that Act.
2. The auditor must maintain a good understanding of guidelines made or approved by the EPA under s.105 of the Act.
3. The auditor must hold insurance cover which complies with the following requirements:
  - (a) the cover applies to the occupation of site auditor and the activities to be carried out as a site auditor accredited under the Act, and
  - (b) the policy is for not less than \$5,000,000 cover for any 12 month period.
4. Within 14 days of renewing the insurance cover held for the purposes of condition 3, the auditor must forward to the EPA written confirmation from the insurer that the cover is in force and complies with the requirements of condition 3.
5. The auditor must pay an accreditation fee of \$23,676 to the EPA within one month from the date of the tax invoice.

A handwritten signature in black ink, appearing to read 'Anthea White'.

12 December 2018

**ANTHEA WHITE**  
**A/Director Contaminated Land Management**  
**Environment Protection Authority**

**Note**

- The auditor must comply with the Act and any regulation made under the Act. This includes a requirement to provide an annual return as specified under s.53D of the Act.
- The auditor's accreditation expires at the end of the accreditation period unless renewed in accordance with the Act and Regulations. The *Contaminated Land Management Regulation 2013* provides that applications for renewal must be made between 30 and 60 days before expiry of the current accreditation period.
- The EPA may suspend or revoke the auditor's accreditation in accordance with s.56 of the Act.



*The Certified Environmental Practitioner Board  
hereby attests that*

**Rebeka Hall**

*having fulfilled all the requirements of the Board  
has been registered as a*


*Certified Environmental Practitioner*

*with Registration Number*

**889**

*on the date*

**3rd of May 2017**

  
*Chairperson of the Board*







*The Certified Environmental Practitioner Board  
hereby attests that*

**Rebeka Hall**

*having fulfilled all the requirements of the Board  
has been registered as a*

*Certified Environmental Practitioner  
Contaminated Land Specialist*

*with Registration Number*

**913**

*on the date*

**3rd of May 2017**

  
*Chairperson of the Board*



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## *PwC's Auditor Training*

### Certificate of Attainment

*awarded to*

***Rebeka Hall***

## *Becoming a Skilled Lead Auditor*

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 7090575-5136510

Course End Date: 21 Jun 2019

Certificate Issue Date: 27 Jun 2019



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Tom Barham

*Training Manager*



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## Attachment C – Declaration of Independence

Project Name	Roseville College
Consent Number	SSD-9912
Description of Project	<p>Construction and operation of a Sport and Wellbeing Centre on the Roseville College school campus, including:</p> <ul style="list-style-type: none"> <li>• demolition of outdoor sports courts at 27-29 Bancroft Avenue;</li> <li>• demolition of a dwelling, ancillary structures and hardstand areas at 37 Bancroft Avenue;</li> <li>• tree removal and excavation works;</li> <li>• construction of a three-storey building, comprising: <ul style="list-style-type: none"> <li>- 48 basement car parking spaces;</li> <li>- eight-lane swimming pool, associated concourse and grandstand;</li> <li>- gymnasium;</li> <li>- food technology space;</li> <li>- general learning areas;</li> <li>- change facilities, amenities and storage;</li> <li>- mechanical plant, on-site detention, filtration plant and chemical store; and</li> <li>- rooftop multi-purpose sports courts.</li> </ul> </li> <li>• landscaping; and</li> <li>• signage.</li> </ul>
Project Address	27-29 and 37 Bancroft Avenue, Roseville
Proponent	The Anglican Schools Corporation
Title of Audit	Independent Environmental Audit of the
Date	27 February 2023





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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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



Name of Lead Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none"> <li>• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> <li>• BE (Chemical)</li> <li>• PhD (Chemical Engineering)</li> </ul>
Name of Alternate Lead Auditor	Rebeka Hall
Signature	
Qualifications	<ul style="list-style-type: none"> <li>• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)</li> <li>• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)</li> <li>• Certified Environmental Practitioner (General) EIANZ (No. 889)</li> <li>• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)</li> <li>• BEnvSc (Hons) (Geology)</li> </ul>
Name of Auditor	Diana Turner
Signature	
Qualifications	<ul style="list-style-type: none"> <li>• BSc (Environmental, Soil Science Major)</li> <li>• BSc (Hons) (Environmental, Soil &amp; Microbiological Sciences)</li> </ul>
Name of Auditor	Cissillia Young
Signature	
Qualifications	<ul style="list-style-type: none"> <li>• BE (Chemical)</li> <li>• PhD (Chemical Engineering)</li> </ul>
Company	<b>Geosyntec Consultants Pty Ltd</b>
Company Address	<b>Suite 3.04 1 York St Sydney NSW 2000</b>

Jordan Graham  
EPM Projects Pty Ltd  
ACN 107 371 41  
Level 13, 67 Albert Avenue  
Chatswood NSW 2067

03/03/2023

Dear Mr Graham

**Sport and Wellbeing Centre, Roseville College (SSD 9912)  
Request for appointment of revised Independent Environmental Auditors**

I refer to your request (SSD-9912-PA-12) for the Planning Secretary's approval of a revised team of suitably qualified persons to conduct the second Independent Environmental Audit (**IEA**) for the Sport and Wellbeing Centre at Roseville College (**project**), SSD 9912 as modified (**consent**).

The Department of Planning and Environment (**Department**) has reviewed the nominations and information provided and is satisfied that the revised team is suitably qualified and experienced.

In accordance with Schedule 2, Condition C36 of the consent and the *Independent Audit Post Approval Requirements* (Department 2020) (**IAPAR**), as nominee of the Planning Secretary, I approve the appointment of the following revised IEA team from Geosyntec Consultants Pty Ltd:

- Cheryl Halim, Lead Auditor
- Rebeka Hall, alternate Lead Auditor
- Diana Turner, Auditor; and
- Cissillia Young, Support Auditor.

Please ensure this correspondence is appended to the IEA Report.

As stated in the Department's previous approval letter, the IEA must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions C36, C37, C38, C39, C40 of the consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

In relation to the request for consultation with the Department regarding the scope and any particular requirements for the incoming IEA, the Department will contact the audit team directly via email with any comments.

Please also note that notwithstanding the agreement to the revised IEA team in this approval, pursuant to Condition C36 each subsequent IEA requires a request for the Planning Secretary's approval of the proposed team. While this can be a request for the Secretary's re-approval of a previously approved team, each request is reviewed on its merits and depending on the complexity and stage of the project, the Department reserves the right to request an alternate auditor or audit team should this be more appropriate in the circumstances.

Department of Planning and Environment



Should you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer on (02) 8275 1169 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

**From:** [Cissillia Young](#)  
**To:** "[krq@krq.nsw.gov.au](mailto:krq@krq.nsw.gov.au)"  
**Cc:** [Cheryl Halim](#)  
**Subject:** Council consultation - 2nd Audit - Roseville College IEA - AU122160  
**Date:** Monday, 27 February 2023 12:45:00 PM

---

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects Pty Ltd (EPM) to conduct an independent environmental audit (IEA) of the construction phase for the Roseville College, 27-29 and 39 Bancroft Avenue, Roseville, NSW ('the site') development.

The State Significant Development (SSD) consent for the site (SSD No. 9912) issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit. The audit has been scheduled to take place on 3 April 2023.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you. Thank you.

Kind Regards,

**Cissillia Young**  
**Environmental Engineer**

**\*\* We are excited to announce that our Sydney office has relocated \*\***

**Our new address is Suite 3.04, 1 York St, Sydney, NSW 2000.**

**Please update our information in your records and contact us anytime at our new location.**

### **Geosyntec Consultants Pty Ltd**

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

[geosyntec](#) | [SiREM](#) | [savron](#)

**From:** [Selwyn Segall](#)  
**To:** [Cissillia Young](#)  
**Cc:** [Cheryl Halim](#)  
**Subject:** RE: Council consultation - 2nd Audit - Roseville College IEA - AU122160  
**Date:** Sunday, 5 March 2023 2:54:47 PM

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Many thanks for your recent e-mail.

I have discussed the content of your e-mail with my colleagues in our landscaping, ecology, strategy and engineering sections.

Council does not have any concerns regarding environmental issues relating to the above project that we specifically would like you to consider as part of the second independent audit. The approved SSD application for Roseville College had a number of clear and concise environmental conditions which will need to be complied with during and after this now delayed construction phase.

Please keep us informed of any results of the audit after it has been scheduled to take place on 3 April 2023.

Thank you.

Kind regards,

**Selwyn Segall** | Team Leader Development Assessment – (Team South) - Ku-ring-gai Council  
P: 9424 0888 | F: 9424 0001  
E: [ssegall@krg.nsw.gov.au](mailto:ssegall@krg.nsw.gov.au) | [www.krg.nsw.gov.au](http://www.krg.nsw.gov.au)  
*Ku-ring-gai: Sydney's green heart*

---

**From:** Cissillia Young <Cissillia.Young@Geosyntec.com>  
**Sent:** Monday, 27 February 2023 12:46 PM  
**To:** Mailbox Ku-ring-gai Council <krg@krg.nsw.gov.au>  
**Cc:** Cheryl Halim <Cheryl.Halim@Geosyntec.com>  
**Subject:** Council consultation - 2nd Audit - Roseville College IEA - AU122160

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects Pty Ltd (EPM) to conduct an independent environmental audit (IEA) of the construction phase for the Roseville College, 27-29 and 39 Bancroft Avenue, Roseville, NSW ('the site') development.

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Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you. Thank you.

Kind Regards,

**Cissillia Young**  
Environmental Engineer

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**Our new address is Suite 3.04, 1 York St, Sydney, NSW 2000.**  
Please update our information in your records and contact us anytime at our new location.

**Geosyntec Consultants Pty Ltd**

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M: +61 405 578 350

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=====  
=====  
CONFIDENTIAL COMMUNICATION

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IF YOU RECEIVE THIS EMAIL BY MISTAKE

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Unless you receive a hard copy of the information contained in this email signed by an authorised officer,  
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## Appendix D Record of Meeting and Agenda



AU122160 L6 Opening Meeting Agenda Second Audit 3Apr23

## **Independent Environmental Audit – Opening Meeting Agenda**

**Site: Roseville College**

**SSD: 9912**

**Date & Time: 3 April 2023, 8am**






### **Invitees:**

Jordan Graham (EPM)	Dean Fondas (Taylor Construction)	Brad Hanson (Taylor Construction)
Mario Kamel (EPM)	Dylan Massad (Taylor Construction)	Ben Langshaw (Taylor Construction)
Cheryl Halim (Geosyntec)	Frank Fotakis (Taylor Construction)	
Cissillia Young (Geosyntec)		

### **AGENDA**

1. Introductions
  - a. Participants and Roles
  - b. Purpose and Objective of Audit
  - c. Scope of Audit (boundary, activities, processes)
  - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
  - a. Review records and observe site conditions
  - b. Timing – site based/desktop based
  - c. Evidence based (record and observation)
  - d. Recording of observations (notes, photographs, discussions)
  - e. Any site limitation, cultural, religious or social sensitivities
  - f. Additional Audit requirements from Agency Consultation
  - g. Notification from DPIE or other agencies
  - h. Complaints
  - i. Incidents
3. Reporting
  - a. Method (at time of observation, closing meeting (recap, formal report)
  - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
  - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
Ben Langshaw	TAYLOR SITE MANAGER	
Marib Kamol	EPM & Project Coordinator	
Cheryl Halim	Geosyntec Lead Auditor	
Cissilia. Y	Geosyntec	
Jacob Pano	Taylor CA	

**From:** [Cheryl Halim](#)  
**To:** [Jordan Graham](#); [Mario Kamel](#); [benl@taylorau.com.au](mailto:benl@taylorau.com.au)  
**Cc:** [Cissillia Young](#)  
**Subject:** Roseville College 2nd IEA Closing meeting - AU122160  
**Date:** Friday, 14 April 2023 11:41:56 AM  
**Attachments:** [Roseville Appendix F. Audit Table.xlsx](#)

---

Dear All,

Thank you for participating in the second IEA audit conducted on 3 April 2023.

### **1. Background and Objective of Email**

During the site visit, we observed environmental management and conducted interviews with key Taylor and EPM representatives regarding on site practices. We also completed a review of the publicly available information against the IEA Audit Table. Please treat this email as the Closing Meeting for the IEA.

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

### **2. Status of Review and Timing.**

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available).

The Draft Report will be sent by the week beginning with 24 April 2023, subject to receiving the additional information.

Please use the opportunity to provide additional information and rectify any potential non-compliances by 28 April 2023, after which we will issue our final report.

### **3. Identified Strengths**

- Taylor and EPM team are very supportive of the audit.
- Taylor and EPM have an organised system and record keeping, which assisted our audit.
- During the site audit, Taylor and EPM demonstrated a proactive approach to environmental management and is amenable to suggestions on improvement.

### **4. Potential non-compliances and opportunities for improvement**

Geosyntec identified the following key items:

- Item G30, G31, G152, G154, G184, G211 – These items were considered to be non-compliant as the incident occurring on 15 November and 12 & 14 October on damage to power pole and sediment migration have not been notified to DP&E and an incident report has not been prepared. Taylor should notify similar incidents to DP&E and prepare incident report, which should be provided to DP&E and other relevant agencies following the requirement stipulated in the SSD9912.

- Item G32, G33, G72 – These items were considered to be non-compliant as out of hours work had not been notified as non-compliances to DP&E. Taylor should notify DP&E on non-compliance occurrences (e.g. out of hours non-compliances).

Several items will need additional records to be provided. These are outlined in the attached audit table and highlighted in yellow.

## **5. Outstanding Items in Audit Table**

See attached table. Please provide additional records as flagged in yellow before 21 April 2023. Those items highlighted in orange will be updated by us following completion of all items.

Thank you for your time.

Please do not hesitate to contact Cissillia or myself if you have any questions.

Kind Regards,

**Dr Cheryl Halim**  
Principal Environmental Engineer

### **Geosyntec Consultants Pty Ltd**

A: Suite 3.04, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

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## Appendix E Photographs

## Photograph Log

**Client Name:**

Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

Photo Number: G67	Date: 3/4/2023	
Description: Site notice observed at the gate.		

Photo Number: G75, G77, B186	Date: 3/4/2023	
Description: All construction vehicles were wholly contained within the site at the time of the audit. No construction vehicles were observed parking on the road.  No obstruction of public way was observed.		

Photo Number: G79	Date: 3/4/2023	
Description: Delivery schedules		



## Photograph Log

**Client Name:**


Insert Client Name


**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

<p>Photo Number: G81</p>	<p>Date: 3/4/2023</p>	
<p>Description: Vibration monitors</p>		

<p>Photo Number: G85</p>	<p>Date: 3/4/2023</p>	
<p>Description: Tree protection zone was appropriately fenced off.  Protection was observed on trees on the footpath.</p>		



## Photograph Log

**Client Name:**

Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

<p>Photo Number: G87, B186</p>	<p>Date: 3/4/2023</p>	
<p>Description: Public road was observed to be clean.</p>		

## Photograph Log

**Client Name:**

Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

Photo Number: G88	Date: 3/4/2023	
Description:  Sediment control observed on the eastern and southern perimeter (low points).		

Photo Number: G88, G165	Date: 3/4/2023	
Description:  No sediment observed on stormwater grate along Bancroft Ave.		

Photo Number: G90	Date: 3/4/2023	
Description:  Stormwater treatment system observed.		



## Photograph Log

**Client Name:**

Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

Photo Number: G95	Date: 3/4/2023	
Description:  Waste observed to be placed in bins.		

Photo Number: G101	Date: 3/4/2023	
Description:  Excavation has been completed to VENM. No evidence of contamination was observed.		

## Photograph Log

**Client Name:**


Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

<p>Photo Number: G146, G191</p>	<p>Date: 3/4/2023</p>	
<p>Description:  Hoarding observed along Bancroft Avenue and along eastern boundary.</p>		

## Photograph Log

**Client Name:**

Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

<p>Photo Number: G154, G191, G197</p>	<p>Date: 3/4/2023</p>	
<p>Description:  Traffic signs were observed. Pedestrian pathways were observed to be unobstructed.</p>		

<p>Photo Number: G166</p>	<p>Date: 3/4/2023</p>	
<p>Description:  Stockpile was observed to be present at the bottom of the basement excavation.</p>		



## Photograph Log

**Client Name:**

Insert Client Name

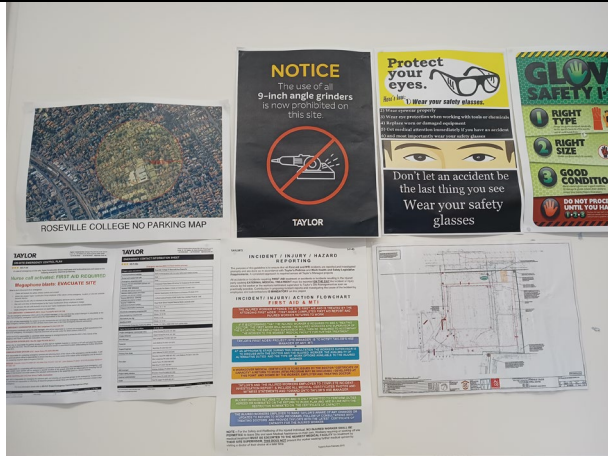
**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

<p>Photo Number: G146, G154, G180</p>	<p>Date: 3/4/2023</p>	
<p>Description: Acoustic barrier is adjacent to 39 Bancroft Avenue.</p>		

<p>Photo Number: G181</p>	<p>Date: 3/4/2023</p>	
<p>Description: Emergency posters were observed in the site office.</p>		

## Photograph Log

**Client Name:**


Insert Client Name

**Site Location:**

27-29 and 37 Bancroft Avenue,  
Roseville

**Project Number:**

AU122160

<p>Photo Number:  G89, G156, G188, G190</p>	<p>Date:  3/4/2023</p>	
<p>Description:</p> <p>The truck was observed to have loads covered.</p> <p>Traffic controllers were observed on-site during the audit.</p>		



## Appendix F Audit Table

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status																																																																																				
						Compliant	Non-Compliant	Not Triggered																																																																																		
<b>Part A Administrative Conditions</b>																																																																																										
G1	SSD - Mod 1	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.	The Auditor has reviewed the performance measures and criteria in this consent and consider that reasonable and feasible measures have been implemented to prevent or minimise any material harm to the environment. Individual findings are reported in each condition below .																																																																																						
G2	SSD - Mod 1	A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	The development is carried out in compliance with most conditions of consent. A few non-compliances are noted in the respective Conditions below.																																																																																						
			(b) in accordance with all written directions of the Planning Secretary;	3/4/2023 Interview: - EPM (MK) and Taylor (BL) stated that there is no written direction from the Planning Secretary.																																																																																						
			(c) generally in accordance with the EIS, Response to Submissions and SSD9912 Mod-1;	The development is carried out in general accordance with the SSD, EIS and RTS.																																																																																						
			(d) in accordance with the approved plans in the table below: <table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by Brewster Hjorth Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>01</td><td>I</td><td>Site Plan</td><td>14/02/22</td></tr> <tr><td>02</td><td>J</td><td>Level 1 – Plan</td><td>14/02/22</td></tr> <tr><td>03</td><td>K</td><td>Level 2 – Plan</td><td>14/02/22</td></tr> <tr><td>04</td><td>K</td><td>Level 3 – Plan</td><td>14/02/22</td></tr> <tr><td>05</td><td>G</td><td>Roof Plan</td><td>14/02/22</td></tr> <tr><td>06</td><td>K</td><td>Elevation North &amp; South</td><td>14/02/22</td></tr> <tr><td>07</td><td>K</td><td>Elevation East &amp; West</td><td>14/02/22</td></tr> <tr><td>08</td><td>K</td><td>Section 01 &amp; 02</td><td>14/02/22</td></tr> <tr><td>09</td><td>K</td><td>Section 03 &amp; 04</td><td>14/02/22</td></tr> <tr><td>10</td><td>D</td><td>Demolished Plan</td><td>19/10/20</td></tr> <tr><td>12</td><td>E</td><td>Detail Section 1:20</td><td>14/02/22</td></tr> <tr><td>13</td><td>E</td><td>Signage</td><td>14/02/22</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Landscape Plans prepared by Sym Studio</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>EMP05-DA-101</td><td>F</td><td>Concept Landscape Masterplan</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-102</td><td>F</td><td>Detail Plan – Bancroft Avenue</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-103</td><td>H</td><td>Concept Landscape Planting Plan</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-104</td><td>E</td><td>Living Landscape</td><td>07/02/22</td></tr> <tr><td>EMP05-DA-105</td><td>D</td><td>Existing Tree Impact Study</td><td>29/10/20</td></tr> <tr><td>EMP05-DA-106</td><td>D</td><td>Bancroft Avenue Street Frontage Visual Tree Study</td><td>29/10/20</td></tr> </tbody> </table>	Architectural Plans prepared by Brewster Hjorth Architects				Dwg No.	Rev	Name of Plan	Date	01	I	Site Plan	14/02/22	02	J	Level 1 – Plan	14/02/22	03	K	Level 2 – Plan	14/02/22	04	K	Level 3 – Plan	14/02/22	05	G	Roof Plan	14/02/22	06	K	Elevation North & South	14/02/22	07	K	Elevation East & West	14/02/22	08	K	Section 01 & 02	14/02/22	09	K	Section 03 & 04	14/02/22	10	D	Demolished Plan	19/10/20	12	E	Detail Section 1:20	14/02/22	13	E	Signage	14/02/22	Landscape Plans prepared by Sym Studio				Dwg No.	Rev	Name of Plan	Date	EMP05-DA-101	F	Concept Landscape Masterplan	22/04/22	EMP05-DA-102	F	Detail Plan – Bancroft Avenue	22/04/22	EMP05-DA-103	H	Concept Landscape Planting Plan	22/04/22	EMP05-DA-104	E	Living Landscape	07/02/22	EMP05-DA-105	D	Existing Tree Impact Study	29/10/20	EMP05-DA-106	D	Bancroft Avenue Street Frontage Visual Tree Study
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G3	SSD - Mod 1	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (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.	03/04/2023: Interview: - EPM (MK) confirmed that there is no written direction from Planning Secretary																																																																																						
G4	SSD - Mod 1	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.	Condition noted																																																																																						

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
						Compliant	Non-Compliant	Not Triggered
G5	SSD - Mod 1	A5	This consent lapses five years after the date of consent unless work is physically commenced.	Construction work has commenced on 5 August 2022. To date, matters are still within 5 years.				
G6	SSD - Mod 1	A6	A maximum of 1,000 students are permitted to be enrolled at the school.	03/04/2023: Interview: - EPM (MK) confirmed that there is still no change in the maximum number of student				
G7	SSD - Mod 1	A7	The student population may increase to a maximum of 1,250 student enrolments, subject to the Applicant demonstrating that the following requirements have been addressed to the satisfaction of the Planning Secretary: (a) an occupation certificate for the basement carpark in the Sport and Wellbeing Centre has been obtained which includes provision of a minimum of 48 additional on-site car parking spaces; and	Assessed in the previous audit and assessed as non-triggered. 12/10/2022: Interview: - EPM (EZ) : This item is considered applicable during operational phase. Non-triggered at present				
			(b) confirmation that the capacity of the school pick-up and drop-off zone along Victoria Street has been increased to accommodate a minimum of 15 vehicles.	Assessed in the previous audit and assessed as non-triggered. 12/10/2022: Interview: - EPM (EZ) : This item is considered applicable during operational phase. Non-triggered at present				
G8	SSD - Mod 1	A8	Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the following existing development consents in accordance with the EP&A Regulation: (a) DA0262/16 approved by the Sydney North Planning Panel on 25 January 2017; and (b) DA0261/16 approved by Ku-ring-gai Council on 6 April 2017.	03/04/2023: Record sighted: - DPE (25 November 2022) Sport and Wellbeing Centre, Roseville College (SSD 9912) Time extension to Surrender of Existing Development Approvals, Condition A8. Document stated that DA 0262/16 is to be surrendered prior to Operation.				
G9	SSD - Mod 1	A9	Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A8, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals. <i>Note: This requirement does not extend to the surrender of construction and occupation certificates for existing and proposed building works under the former Part 4A of the EP&amp;A Act or Part 6 of the EP&amp;A Act as applies from 1 September 2018. The surrender should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained</i>	This Audit is conducted in accordance with SSD9912 (this consent).				
G10	SSD - Mod 1	A10	Prior to the commencement of operation, the Applicant must modify any existing development consents that relate to the site that are identified as being inconsistent with the conditions of this consent, pursuant to section 4.17(1)(b) of the EP&A Act. The modification(s) must ensure that a condition is inserted specifying that any provision of each of the modified development consents and approvals does not authorise or require anything that is inconsistent with the conditions of this development consent. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency,	As previous audit. This condition is not triggered at present  12/10/2022: Interview: - EPM (EZ) stated this item currently being reviewed. This will be revisited prior to commencement of operation.				

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G11	SSD - Mod 1	A11	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>The Auditor notes that this item refers to the EP&amp;A Regulation 2000, which has now been superseded with EP&amp;A Regulation 2021. This item has been assessed against Part 6, Division 8A of the EP&amp;A Regulation (<a href="http://www5.austlii.edu.au/au/legis/nsw/consol_reg/epaar2000480/">http://www5.austlii.edu.au/au/legis/nsw/consol_reg/epaar2000480/</a>)</p> <p>03/04/2023: Interview - EPM (MK) and Taylor (BL) state that there is no additional Design Compliance Statement and CC during the Audit period.</p> <p>Assessed in the previous audit and assessed as compliant. 12/10/2022: Record sighted: - BHA (18 July 2022) Design Compliance Statement - GDLA (3 August 2022) Construction Certificate No. GDL190173</p>				
G12	SSD - Mod 1	A12	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.	03/04/2023: Interview: - EPM (MK) stated that there has been no dispute.				
G13	SSD - Mod 1	A13	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	Reviewed in items G45, G54, G55, G57, G63, G66, G69, G95, G130, G131, G132, G139, G150				
			(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	Reviewed in items G45, G54, G55, G57, G63, G66, G69, G95, G130, G131, G132, G139, G150				
			(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	03/04/2023: Interview: - EPM (KM) and Taylor (BL) stated that there has been no known dispute with regard to the condition A13.				
G14	SSD - Mod 1	A14	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				

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G15	SSD - Mod 1	A15	<p>A Staging Report prepared in accordance with condition A14 must:</p> <p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				
			(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.					
G16	SSD - Mod 1	A16	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				
G17	SSD - Mod 1	A17	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				
G18	SSD - Mod 1	A18	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				
G19	SSD - Mod 1	A19	Any strategy, plan or program prepared in accordance with condition A18, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				

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G20	SSD - Mod 1	A20	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.	03/04/2023: Interview: - EPM (KM) stated that construction is not staged. Considered not triggered				
G21	SSD - Mod 1	A21	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.	03/04/2023: - EPM (MK) stated that the most recent plans were implemented.				
G22	SSD - Mod 1	A22	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 Building Code of Australia (BCA). <i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	03/04/2023: Interview - EPM (MK) and Taylor (BL) stated there has been no change to the plans since previous Audit.  Assessed in the previous audit and assessed as compliant. 12/10/2022: Record sighted: - BHA (18 July 2022) Design Compliance Statement - GDLA (3 August 2022) Construction Certificate No. GDL 190173 12/10/2022: Interview: - EPM (EZ) stated that there is no alteration or addition to existing building and structure.				
G23	SSD - Mod 1	A23	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	03/04/2023: Interview - EPM (MK) and Taylor (BL) stated there has been no change to the plans since previous Audit.  Assessed in the previous audit and assessed as compliant. 12/10/2022: Record sighted: - BHA (18 July 2022) Design Compliance Statement includes external cladding - GDLA (3 August 2022) Construction Certificate No. GDL 190173 includes External Details 1 and 2, and Elevation Sheets 1, 2, and 3 which shows to external walls				
G24	SSD - Mod 1	A24	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	03/04/2023: Interview - EPM (MK) and Taylor (BL) stated there has been no change to the plans since previous Audit. It is noted that the building has not yet been constructed.				
G25	SSD - Mod 1	A25	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The Auditor has reviewed items as per the guideline, protocol, Australian Standard or policy at the time of the consent, where applicable.				
G26	SSD - Mod 1	A26	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.	03/04/2023: Interview: - EPM (MK) advised that there is no direction from Planning Secretary				

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G27	SSD - Mod 1	A27	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	This is reviewed in specific conditions in relation to monitoring and environmental audit.				
G28	SSD - Mod 1	A28	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 and publicly available for 12 months after the commencement of operations.	03/04/2023: Record sighted: The project website ( <a href="https://www.roseville.nsw.edu.au/wellbeing/swell-centre/">https://www.roseville.nsw.edu.au/wellbeing/swell-centre/</a> ), provide the following: i. EIS, RTS ii. SSD, Condition of Consent iii. Approved plans iv. Construction Worker Transportation Strategy, Construction Environmental Management Plan, Construction noise and vibration management plan, Construction traffic & pedestrian management plan, Construction Waste Management Plan, Construction Soil and Water Management Plan, Community Communication Strategy v. Monitoring results for August 2022 to February 2023. vi. Summary of current stage (in the form of Construction Work Notice) vii. Phone number and email are available. viii. Complaints register up to September 2022 ix. The first IEA Report and response are available. x. None available.	It is noted from EPM and Taylor that the CEMP in the project website is the up-to-date version. However, as of 2 May 2023, Geosyntec noted that the sub-plans attached to the CEMP (as Appendices) has a different date to the sub-plans provided as a stand alone link in the project website (e.g. the Construction Traffic and Pedestrian Management Sub-Plan).  <b>Recommendation: To avoid confusion, it is advisable to upload the CEMP with the most current appendices.</b>			



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G29	SSD - Mod 1	A29	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.	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that the Induction material particularly includes the approved hours of operations and parking around the site. SSD document was also sent to the contractor prior to engagement.</li> <li>- Taylor (JP) stated that SSD is part of the tender bundle sent prior engagement. JP also added that the Scope of work that goes in Contractor contract reiterate that contractor must abide to all Conditions (Section 6.1).</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Scope of work (Section 6.1) that goes in Contractor Contract.</li> <li>- Induction material checklist which includes approved work hours, parking exclusion zone, stormwater drain protection measures, traffic access, license requirements, general good conduct among others.</li> </ul> <p>Assessment from the previous audit is as follows:</p> <p>12/10/2022: Record sighted:</p> <ul style="list-style-type: none"> <li>- Taylor induction form, policy, parking arrangement, traffic management plans, contract and scope of works includes items listed in this consent and CEMP. These are part of induction system.</li> </ul> <p>Prints of some of these documents are made available in the induction room.</p> <ul style="list-style-type: none"> <li>- Induction records.</li> </ul>				

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G30	SSD - Mod 1	A30	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Publicly available complaint register reported a damage to the power pole on 15 November 2022 and sediment runoff to the neighbouring property on 12 and 24 October 2022.</li> </ul> <p>1. A damage to the power pole on 15 November 2022. A construction vehicle catching powerlines and damaging the pole. Taylor reported to have provided care to neighbour, replaced the damaged pole and landscaping as required. Repair work was reported to be completed to neighbours' satisfaction on 5 December 2022.</p> <ul style="list-style-type: none"> <li>- Ausgrid (12 November 2022) Customer Installation / Private Mains Defects Report indicates level 2 Electrician was required to repair/replace the pole. No indication that the point of attachment was damaged or unserviceable.</li> <li>- Archive photo from Taylor showing that the wire was pulled lower but did not appear to be detached.</li> </ul> <p>2. Run-off with sediment impacting the neighbour yard during heavy rain in 12 and 24 October 2022. Taylor organised inspection by a Civil Engineer on 25 October 2022 and installed temporary measures while an ongoing liaison and intervention is planned. By 19 December 2022, was installed, and issue was resolved.</p>	<p>The Auditor accepts that the incident on damage of the power pole does not present a significant risk of harm that requires notification to DPE, based on the evidence provided by Ausgrid.</p> <p>While no further evidence was provided on the sediment runoff, rectification has been conducted onsite, and the basement excavation has been completed, which means that similar incident will be unlikely.</p> <p><b>Recommendation:</b> It is recommended that future similar incident that has the potential to present significant risk of harm should be notified to DPE.</p>			
G31	SSD - Mod 1	A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	See G30	See G30			
G32	SSD - Mod 1	A32	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Publicly available complaint register showed there was work conducted out of the approved hours: <ul style="list-style-type: none"> <li>- On 15 November 2022 concrete pouring was extended to 6.20pm</li> <li>- On 16 November 2022 and 17 December 2022, a contractor started work just before 7am.</li> </ul> </li> </ul> <p>No out of hours permit has been obtained on the above work and no non-compliance report has been prepared.</p>	<p>This item is considered non-compliant as the out-of-hours work has not been notified to DPE and the Certifier.</p> <p><b>Recommendation:</b> It is recommended that similar out-of-hours occurrence is notified to DPE and Certifier as a non-compliance.</p>			

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G33	SSD - Mod 1	A33	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.	03/04/2023: Record sighted: - Publicly available complaint register showed there was work conducted out of the approved hours: - On 15 November 2022 concrete pouring was extended to 6.20pm - On 16 November 2022 and 17 December 2022, a contractor started work just before 7am.  No out of hours permit has been obtained on the above work and no non-compliance report has been prepared.	This item is considered non-compliant as the out-of-hours work has not been notified to DPE and Certifier with the details requested in Condition A33 of the SSD 9912.  <b>Recommendation:</b> It is recommended that similar out of hours occurrence is notified to DPE and Certifier as a non-compliance in accordance with the requirements of this condition.			
G34	SSD - Mod 1	A34	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Condition noted				
G35	SSD - Mod 1	A35	Within three months of: (a) the submission of a compliance report under condition A38;  (b) the submission of an incident report under condition A31;  (c) the submission of an Independent Audit under condition C37 or C38;  (d) the approval of any modification of the conditions of this consent; or  (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Site SSD is issued in 2021, Compliance Reporting Post Approval Requirements May 2020 is in effect. No compliance report is required for Construction Stage under the requirement.  03/04/2023 Interview: - EPM (KM) stated that there is no direction from DPE.  03/04/2023: Interview - Taylor (JP) and EPM (MK) stated there is no incident report in this Audit period  03/04/2023: Record sighted: - CEMP V3 which was updated in October/November 2022 following the first independent audit.  03/04/2023: Auditor noted no modification in Major Project Planning Portal to this consent for this audit period. SSD is still the MOD1 (18 June 2021)  03/04/2023: Interview - EPM (MK) stated that there is no direction from Planning Secretary to date.				

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G36	SSD - Mod 1	A36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	03/04/2023: Record sighted on-site during Audit: - CEMP Version 3 and its updated sub-plans. However, the CEMP in the project website and CEMP provided to Geosyntec, does not have a revision number. Geosyntec is advised that the CEMP in the project website is up to date. - DPE letter (6 December 2022) Sport and Wellbeing Centre Roseville College (SSD-9912) Construction Environmental Management Plan, Condition B13. States that DPE have received CEMP Version 3 and the updated subplans.				
G37	SSD - Mod 1	A37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Assessed in the previous audit and assessed as non-triggered.  Site SSD is issued in 2021, Compliance Reporting Post Approval Requirements May 2020 is in effect. No compliance report is required for Construction Stage under the requirement.  03/04/2023 Interview: - EPM (KM) stated that there is no direction from DPE other than Compliance Reporting Post Approval Requirements May 2020.				
G38	SSD - Mod 1	A38	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Assessed in the previous audit and assessed as non-triggered.  Site SSD is issued in 2021, Compliance Reporting Post Approval Requirements May 2020 is in effect. No compliance report is required for Construction Stage under the requirement.  03/04/2023 and 12/10/2022 Interview: - EPM (KM and EZ) stated that there is no direction from DPE other than Compliance Reporting Post Approval Requirements May 2020.				
G39	SSD - Mod 1	A39	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Assessed in the previous audit and assessed as non-triggered.  Site SSD is issued in 2021, Compliance Reporting Post Approval Requirements May 2020 is in effect. No compliance report is required for Construction Stage under the requirement.  03/04/2023 and 12/10/2022 Interview: - EPM (KM and EZ) stated that there is no direction from DPE other than Compliance Reporting Post Approval Requirements May 2020.				

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G40	SSD - Mod 1	A40	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	This is for operational phase, hence non-triggered at present.				
<b>Part B Prior to Commencement of Construction</b>								
G41	SSD - Mod 1	B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Reviewed in previous audit and assessed as compliant.  12/10/22: Record Sighted: - Notification of Commencement to the Planning Secretary (22 July 22) for construction commencement on 4 August 2022. - Notification of Commencement receipt from Planning Secretary (22 July 2022).				
G42	SSD - Mod 1	B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Reviewed in previous audit as follows: 12/10/2022: Interview: - EPM (EZ) stated that construction is not staged. Considered not triggered				
G43	SSD - Mod 1	B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - Cardno (25 July 2022) Roseville College SWEL Centre Structural Design Certificate with list of drawings. - EPM (25 July 2022) email to GDLA shows the submission of structural drawings prepared by Cardno (which are in Structural Design Certificate)				
G44	SSD - Mod 1	B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - BHA (16 Nov 2021) External Finishes and Colour Schedule - BHA (18 July 2022) Design Compliance Statement includes external walls, finishes and cladding - GDLA (3 August 2022) Construction Certificate No. GDL 190173 : includes BHA (18 July 2022) Design Compliance Statement includes external walls, finishes as well as walls drawing (A200, A201, and A202) - Screenshot of ePlanning Portal Receipt is sighted for submission of the Design Compliance Statement on 1 August 2022				

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G45	SSD - Mod 1	B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p>	<p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted:</p> <ul style="list-style-type: none"> <li>- Sydney Water (18 June 2021) Subdivider/ developer Compliance Certificate: Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.</li> <li>- Jemena (5 August 2022) SMS receipt for request of disconnection for 37 Bancroft Ave.</li> <li>- HiTech Plumbing (8 August 2022) Disconnection Certificate: confirm capping of water supply to the 37 Bancroft Ave and disconnection of gas.</li> <li>- DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has Ausgrid Certified substation drawings.</li> </ul>				
			<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>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted:</p> <ul style="list-style-type: none"> <li>- SDSEngineering (28 July 2022) Dilapidation Report 27 Bancroft Avenue, Roseville NSW 2069: Adjoining properties inspected listed in Section 3.1. Photos and descriptions provided in the Appendices.</li> </ul>				
			<p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted:</p> <ul style="list-style-type: none"> <li>- SDSEngineering (28 July 2022) Dilapidation Report 27 Bancroft Avenue, Roseville NSW 2069</li> <li>- Post Approval receipt from the Department SSD9912-PA-6 (emailed on 2 August 2022).</li> <li>- EPM (2 August 2022) email to Ku-ring-gai-Council: submission of pre-commencement dilapidation certificate</li> <li>- DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has dilapidation report, confirming that Certifier has been provided with the dilapidation report. EPM sent the dilapidation report on 18 July 2022 (email sighted)</li> </ul>				

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G46	SSD - Mod 1	B6	Prior to the commencement of construction, 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>Reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Record Sighted:  - SDEngineering (28 July 2022) Dilapidation Report 27 Bancroft Avenue, Roseville NSW 2069  - Post Approval receipt from the Department SSD9912-PA-6 (emailed on 2 August 2022).  - EPM (2 August 2022) email to Ku-ring-gai-Council: submission of pre-commencement dilapidation certificate  - DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has dilapidation report, confirming that Certifier has been provided with the dilapidation report. EPM sent the dilapidation report on 18 July 2022 (email sighted)</p>				
G47	SSD - Mod 1	B7	Prior to the commencement of construction for any part of the development, development contributions must be paid to Council under section 7.12 of the EP&A Act and in accordance with the Ku-ring-gai s94A Contributions Plan 2015.	<p>Reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Record Sighted:  - Ku-ring-gai Council (14 July 2022) receipt No D000530124 for Application ID: DC22/0399 - Section 94A - 325016.470000</p>				
G48	SSD - Mod 1	B8	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval, prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	<p>Reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Records Sighted:  - Australian Public Affair (March 2022) Community Communication Strategy.  - Department of Planning and Environment (10 June 2022) Letter to Anglican School Corporation states: Community Communication Strategy has been submitted to the Department prior to commencement of construction, and contains the information required by condition B8.</p>				



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G49	SSD - Mod 1	B9	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record Sighted: - Green Building Council (GBCA) registration receipt (no date) shows that site has registered for 4 star Green Star - DGLA (the Certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) has Green BCA registration document attached, confirming that Certifier has been provided with the document.				
			(b) seeking approval from the Planning Secretary for an alternative certification process.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Interview - EDM (EZ) stated that this is not applicable.				
G50	SSD - Mod 1	B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Outdoor lighting is to be designed generally in accordance with the description prepared by DFP Planning Pty Ltd in its email response to the Independent Planning Commission dated 2 June 2021.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - ACOR Consultants (27 July 2022) Roseville College SWELL Centre Electrical Design Certification: States that design comply with AS 1158 and AS 4282 - DGLA (the certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) has the Electrical Design Certificate document attached, confirming that Certifier has been provided with the document.				
G51	SSD - Mod 1	B11	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - PF Civil (not dated) Demolition Work Plan: certify that the proposals contained in the plan comply with the safety requirements of the Australian standards AS2601-2001. - DGLA (the certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) has Demolition Work Plan and Statement attached, confirming that Certifier has been provided with the document. - Receipt from the Department (No. SSD9912-PA-6) (27 July 2022)				
G52	SSD - Mod 1	B12	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note:</i> • The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="http://www.planning.portal.nsw.gov.au/major_projects/assessment/post_approval">http://www.planning.portal.nsw.gov.au/major_projects/assessment/post_approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP').				

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G53	SSD - Mod 1	B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work;	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP'). Section 3.3 - EPM email (2 August 2022) CEMP sent to Certifier - DGLA Deliverable Checklist (2 August 2022) confirming that Certifier has been provided with the document. - Automatic receipt generated by DPE was sighted, confirming that the CEMP was submitted to DPE on 9 August 2022. - Based on site photos taken on 11 August 2022, site construction has not commenced on 11 August 2022. Taylor stated that the commencement was delayed until 12 August 2022 to wait for the finalisation of the CEMP.		Compliant	Non-Compliant	Not Triggered
			(ii) 24-hour contact details of site manager;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 1.1				
			(iii) management of dust and odour to protect the amenity of the neighbourhood;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.8				
			(iv) stormwater control and discharge;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.8				
			(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.2				
			(vi) groundwater management plan including measures to prevent groundwater contamination;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.7				
			(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.15				
			(viii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 9.2 and Appendix 1				
			(b) a works methodology outlining protective measures for 31 Bancroft Avenue (Rose Cottage) and 39 Bancroft Avenue during the excavation and construction;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.16				
			(c) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.11				
(d) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Section 10.3.14							
(e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);	12/10/2022: Record sighted: - Taylor (October 2021) CEMP. Appendix 8							

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G53 Cont.	SSD - Mod 1	B13 Cont.	(f) Construction Noise and Vibration Management Sub-Plan (see condition B15);	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP') Appendix 9				
			(g) Construction Waste Management Sub-Plan (see condition B16); and	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP') Appendix 10				
			(h) Construction Soil and Water Management Sub-Plan (see condition B17).	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP') Appendix 13				

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G54	SSD - Mod 1	B14	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - PTC (22 July 2022, latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: signed by Partner/Senior Traffic Engineer.				
			(b) be prepared in consultation with Council and TfNSW;	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: mentioned that the document is prepared in accordance to TfNSW requirements. - Emails dated 5 September and 6 October 2022 provided to the Auditor confirmed that the council was provided with CTPMSP. - Email dated 7 November 2022 from PTC to TfNSW was provided to the Auditor, confirming that the TfNSW was provided with CTPMSP.				
			(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;	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: the required item included.				
			(d) detail heavy vehicle routes, access and parking arrangements;	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: the required item included (Sec 4.6)				
			(e) ensure that construction vehicle movements do not occur during the school drop-off (7:45am to 8:30am) and pick up (2.45pm to 3:30pm) periods on school days;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Interview and observation: - Taylor (DF): Construction vehicle moment is do to occur during school drop off and pick up time - Observation on the day of audit; truck on site left at 3.31PM  Record Sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: the required item is in Section 4.4.				
			(f) detail the operational requirements for a Works Zone along Bancroft Avenue, including activities to be carried out, measures for safe access and egress and hours of operation; and	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: the required item included.				
			(g) include traffic control sub-plans for each of the following stages of work: (i) demolition;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: the required item is in Appendix C				
			(ii) excavation; (iii) concrete pour; (iv) construction of vehicular crossing and reinstatement of footpath; and (v) traffic control for vehicles reversing into or out of the site.					

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G55	SSD - Mod 1	B15	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - Acoustic Logic (20 July 2022) Roseville Anglican College Sports & Wellbeing Centre. Construction Noise and Vibration Management. (revised version)		Compliant	Non-Compliant	Not Triggered
			(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Required item has been included.				
			(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Required item has been included.				
			(d) include strategies that have been developed with the community for managing high noise generating works;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Interview: Based on the information provided by Taylor and EPM, letter drop was conducted to community.  12/10/2022: Record sighted: - Email from David Mulholland to Roseville College dated 20 October 2022 regarding proposed use of quackers.  This item is considered to be compliant as the community's concern on use of quackers has been included in the CNVMSP.				
			(e) describe the community consultation undertaken to develop the strategies in condition B15(d);	Reviewed in previous audit and assessed as compliant.  12/10/2022: Interview: Based on the information provided by Taylor and EPM, letter drop was conducted to community.				
			(f) include a complaints management system that would be implemented for the duration of the construction; and	Required item has been included.				
			(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B12.	Required item has been included.				
G56	SSD - Mod 1	B16	The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - Taylor (July 2021) Site Waste Management Plan. Roseville College – Sport & Wellbeing Centre. Required item has been included.		Compliant	Non-Compliant	Not Triggered
			(b) information regarding the recycling and disposal locations; and	Required item has been included.				
			(c) confirmation of the contamination status of the development areas of the site based on the validation results.	Required item has been included.				

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G57	SSD - Mod 1	B17	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record sighted: - ACOR (29 July 2022, latest revision dated 7 October 2022) Construction Soil and Water Management Report.		Compliant	Non-Compliant	Not Triggered		
			(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Required item has been included.						
			(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	Required item has been included.						
			(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site);	Required item has been included.						
			(e) detail all off-site flows from the site; and	Required item has been included (Appendix A)						
			(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized flooding events up to the 1 in 100-year ARI.	Required item has been included.						
G58	SSD - Mod 1	B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of construction on the local and regional road network;	Reviewed in previous audit and assessed as compliant.  12/10/2022: Record Sighted: - PTC (22 July 2022 latest revision dated 7 November 2022) CTMP Appendix : Driver Code of Conduct 12/10/2022: Interview: - Taylor (DF): Contracts for subcontractor also shows the conditions stipulated in Driver Code of Conduct		Compliant	Non-Compliant	Not Triggered		
			(b) minimise conflicts with other road users;							
			(c) minimise road traffic noise; and							
			(d) ensure truck drivers use specified routes.							
G59	SSD - Mod 1	B19	Prior to the commencement of construction, the Applicant must prepare and submit a Construction Worker Transportation Strategy (CWTS) for the development to the satisfaction of the Planning Secretary. The CWTS must include the following: (a) detailed the provision of sufficient parking facilities to minimise the car parking demand for construction workers in the locality and impacts on nearby public and residential streets or public parking facilities;	Reviewed in previous audit and assessed as compliant. 12/10/2022 Record sighted: - PTC (15 July 2022) Roseville College SWELL Centre, Construction Worker Transportation Strategy For Roseville College. - Department of Planning and Environment (21 July 2021) Sport and Wellbeing Centre, Roseville College (SSD-9912) Construction Worker Transport Strategy, Condition B19 states: Accordingly, as nominee of the Planning Secretary, I am satisfied that the CWTS, Issue 3 dated 15 July 2022, has been prepared in accordance with condition B19 of SSD-9912		Compliant	Non-Compliant	Not Triggered		
			(b) options to secure off-site car parking on a temporary basis (such as a leasing arrangement) for the duration of construction, where practicable; and						Required item has been included.	
			(c) arrangements to effectively manage and monitor construction parking issues that may occur once construction works have commenced.						Required item has been included.	



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G60	SSD - Mod 1	B20	Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels (PNTLs).	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Acoustic Dynamics (22 June 2022) Roseville College SWELL Centre External Mechanical Acoustic Assessment for CC: Statement of Compliance is shown in page 15 - DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) confirming that Certifier has been provided with Acoustic Dynamic report.				
G61	SSD - Mod 1	B21	Prior to the commencement of construction, evidence of compliance of construction access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the site in a forward direction;	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: Section 4.7 - DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) confirming that Certifier has been provided with CTPMSP.				
			(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	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: Section 4.6.				
			(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP: Section 4.9 for safety of pedestrian accessing adjoining properties Interview: - EPM (EZ) and Taylor (DF): There are no construction vehicle parked or stopped outside the site. The safety of vehicles accessing adjoining properties is not considered to be affected.				

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G62	SSD - Mod 1	B22	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 48 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (29 July 2022) Roseville College SWELL Centre (SSD-9912) Parking and Operational Access Assessment. - Construction Certificate Assessment (CC) states that condition B22 is met. - DGLA (the Certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) confirming that Certifier has been provided with Parking and Operational Access Assessment.				
			(b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - PTC (29 July 2022) Roseville College SWELL Centre (SSD-9912) Parking and Operational Access Assessment. - Construction Certificate Assessment (CC) states that condition B22 is met. - DGLA (the Certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) confirming that Certifier has been provided with Parking and Operational Access Assessment.				
G63	SSD - Mod 1	B23	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.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Ku-ring-gai council (25 Feb 2022) Condition of Construction for Approval of Works in the Public Road Under Section 139 Roads Act 1993 relating to Development Work Roseville College. - ACOR Plans (SY190030 Drawing No. C24.01, C23.21, C23.12, C23.11, C23.01, C23.00, C22.01, C21.01, C13.01, C13.00, C11.01, ) with Council Approval stamps on 25 Feb 2022 - DGLA (the Certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) confirming that Certifier has been provided with Section 139 Roads Act Approval which has ACOR Plans.				
G64	SSD - Mod 1	B24	Prior to the commencement of demolition works, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of 37 Bancroft Avenue, Roseville must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture (2006) and in accordance with the recommendations in both the Heritage Impact Statement, Roseville Anglican College: 27-37 Bancroft Avenue, Roseville prepared by Urbis Pty Ltd, dated 4 January 2019 and the Statement of Heritage Impact for SSD-9912 prepared by GBA Heritage Pty Ltd, dated January 2021. The archival photographic record must capture the internal and external areas of the dwelling at 37 Bancroft Avenue, Roseville and its garden and views from the street showing its relationship to the neighbouring properties and streetscape.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - GBA Heritage (November 2021) Archival Photographic Record 37 Bancroft Avenue, Roseville. Photos for internal and external areas of dwelling at 37 Bancroft Ave, its garden and views from the street are provided.				

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G65	SSD - Mod 1	B25	<p>Within 12 months of completing the archival recording required under condition B24, a digital copy must be provided to Council, including:</p> <p>(a) high resolution images (i.e. 6" x 4") printed on archival quality paper and contained within acid-free photo sleeves;</p> <p>(b) thumbnail images printed on archival quality paper and contained within acid-free photo sleeves;</p> <p>(c) scaled site plan showing the location of each photograph and the direction of which the images were taken;</p> <p>(d) a photographic catalogue sheet cross-referenced to the site plan; and</p> <p>(e) two copies of the recording are to be provided to Council on USBs.</p>	<p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted:</p> <p>- Letter from Council (9 December 2021) states: "Council has received USBs containing the necessary files of the archival photographic recording document of 37 Bancroft Ave, Roseville. GBA Heritage have prepared the record, dated October 2021 and was received by council and reviewed on 9 December 2021.</p> <p>I have reviewed the digital documentation and confirm it is satisfactory."</p>				
G66	SSD - Mod 1	B26	<p>Prior to the commencement of construction, the Applicant must consult with the owners of the residential property at 39 Bancroft Avenue regarding tree planting at the eastern boundary of the site, including species selection.</p>	<p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted:</p> <p>- Roseville College (28 April 2022), Letter to Mr Wayne Leamon at 39 Bancroft Ave, Roseville address the condition B26.</p>				
G67	SSD - Mod 1	B27	<p>Prior to the commencement of construction, details of the landscape plan(s) listed in condition A2(d) must be updated to the satisfaction of the Secretary, including the landscape treatment of the northern and eastern boundaries of the site and the landscape treatment at the boundaries of the roof-top sports courts. Landscape plans must include:</p> <p>(a) details of proposed plant species;</p> <p>(b) details demonstrating adequate soil depth in planter beds;</p> <p>(c) the provision of trees at the eastern boundary of the site that include a mix of native and deciduous trees set out informally, selected in consultation with the owners of the residential property at 39 Bancroft Avenue, as required by condition B26;</p> <p>(d) the provision of a 1.8 metre tall vegetated trellis at the eastern side of the roof-top sports courts to provide visual privacy to the residential property at 39 Bancroft</p> <p>(e) the provision of planting at the northern boundary of the site that is in keeping with the garden setting of the surrounding heritage conservation areas; and</p> <p>(f) the preparation of a protection and maintenance strategy for the mature Himalayan Cedar tree (Tree 7) on Bancroft Avenue in consultation with an Arborist.</p>	<p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted:</p> <p>- ACOR (26 May 2022) SSD Mod1 Department of Planning Stamped Plans: Sheet 12 to 15 includes items in condition (a) to (f)</p> <p>- Roseville College (28 April 2022), Letter to Mr Wayne Leamon at 39 Bancroft Ave, Roseville address the condition B26.</p>				
G68	SSD - Mod 1	B28	<p>In the event of a dispute between the Applicant and the owners of the adjoining residential property at 39 Bancroft Avenue in relation to appropriate landscape screening, 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.</p>	<p>03/04/2023: Interview: - EPM (MK) and Taylor (BL) stated that there is no known disputes in relation to appropriate landscape screening</p>				

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<b>Part C During Construction</b>								
G69	SSD - Mod 1	C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<p>03/04/2023: Observation: Site notice observed.</p> <p>03/04/2023: Observation: Site notice observed.</p> <p>03/04/2023: Observation: Site notice observed.</p> <p>03/04/2023: Observation: Site notice observed.</p> <p>03/04/2023: Observation: Site notice observed.</p>				
G70	SSD - Mod 1	C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>03/04/2023: Record sighted: - Hammertech system is used for maintenance records. Viewed records for Kubota KX080-3 and Sumimoto SH145X-6.</p> <p>3/4/2023: Interview: - Taylor (BL) stated that maintenance records are required every 3 months, or evidence of logbook.</p>				
G71	SSD - Mod 1	C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001. The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	<p>Assessment in previous audit still applicable and assessed as compliant.</p> <p>12/10/2022: Record sighted: - Chalouhi (29 July 2022) Construction Management Plan, Roseville College, which provides plan in accordance with AS 2601:2001. - Chalouhi Inspection and Test Plan Checklist, Bonded Asbestos Removal from Building, including all documents in relation to the demolition work.</p>				

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G72	SSD - Mod 1	C4	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	03/04/2023: Record sighted: - Complaint register indicated an out of hours operation occurs on 15 November as concrete pouring extended to 6.20pm. On 16 November and 17 December 2022 contractor commenced before 7 am. - Hammertech sign in and out records on 15/3/2023, 11/2/2023, which indicated staff coming in generally just before 7am. Taylor stated that some of their staff stayed late to do admin work.	This item is considered non-compliant due to out-of-hours work on 15 November 2022 was triggered by the concrete pouring work delay. It is also noted that contractors commenced work just before 7am on 16 November and 17 December 2022.  <b>Recommendation:</b> - Taylor should consider reinforcing approved work hours to all workers. - Taylor should aim to obtain out of hours work permit on planned out of hours work. - Similar out of hours occurrence should be logged in as a non-compliance. - Taylor should notify DPE as soon as practicable when an unplanned out of hours work is anticipated during the day. Following the occurrence, DPE should be notified.	Compliant	Non-Compliant	Not Triggered
			(b) between 8am and 1pm, Saturdays.	03/04/2023: Record sighted: - Hammertech sign in and out records on 11/2/2023, which indicated no work was conducted due to rain. Other Saturday sign in record indicated earliest coming in at 7:30am and sign off record indicated 5pm sign off. Taylor (DF) stated that the workers normally leave at 1pm, but did not sign off, so Hammertech conducted automatic sign off.				
			No work may be carried out on Sundays or public holidays.	03/04/2023: Interview - Taylor (BL) stated no work has been conducted on Sundays or public holidays during the Audit period.				
G73	SSD - Mod 1	C5	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	03/04/2023: Interview: - No work outside approved hours associated to this.				Not Triggered
			(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	03/04/2023: Interview: - No work outside approved hours associated to this.				
			(c) where the works are inaudible at the nearest sensitive receivers; or	03/04/2023: Interview: - No work outside approved hours associated to this.				
			(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.	03/04/2023: Interview: - No work outside approved hours associated to this.				
G74	SSD - Mod 1	C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	03/04/2023: Interview: - No work outside approved hours associated to this.				Not Triggered

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G75	SSD - Mod 1	C7	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.	Reviewed in previous Audit: 12/10/2022: Record sighted: - Induction material provides this requirement.				
G76	SSD - Mod 1	C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	03/04/2023: Interview: - Taylor (DF) confirmed that construction was conducted in accordance with the most recent version of the CEMP and subplans.				
G77	SSD - Mod 1	C9	All construction vehicles must be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	03/4/2023: Observation: - Inspection indicated all construction vehicles were wholly contained within the site at the time of the audit.				
G78	SSD - Mod 1	C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	03/4/2023: Observation: - Hoarding observed, with no third-party advertising or graffiti present.				
G79	SSD - Mod 1	C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	3/4/2023: Observation: - No obstruction of public way observed.				
G80	SSD - Mod 1	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.	3/04/2023: Record sighted: - Noise monitoring for October 2022 to February 2023 in the project webpage shows that it generally meets the criteria for the internal receptor (the college classrooms 45dB(A)). Exceedances identified is due to the proximity of microphone to the noise source or the school regular activities.  03/04/2023: Interview: - Taylor (DF) stated that ongoing noise monitoring was no longer present.				



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G81	SSD - Mod 1	C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that this is communicated to contractor during toolbox talk, etc., who is meant to communicate this to supplier. Deliveries directly to Taylor is communicated by Taylor.</li> </ul> <p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Email from Taylor to the pool contractor on delivery time restriction.</li> </ul> <p>3/4/2023: Observation:</p> <ul style="list-style-type: none"> <li>- No construction trucks observed at the time of the Audit (prior to 8am).</li> <li>- Schedules of deliveries provided on a board.</li> </ul> <p>Reviewed in previous Audit and assessed as compliant:</p> <p>12/10/2022: Record sighted:</p> <ul style="list-style-type: none"> <li>- Induction material provides requirement of parking and traffic control.</li> </ul>						
G82	SSD - Mod 1	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.	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that quackers are installed on excavators used onsite.</li> </ul>						
G83	SSD - Mod 1	C15	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(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).</p>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Acoustic Logic monthly Vibration and Noise Monitoring Reports for October 2022 to February 2023 indicates that site is within vibration and noise criteria. Exceedances identified are due to proximity of work to the sensor/monitor.</li> </ul> <p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- Vibration monitors observed within the site building and on the eastern boundary.</li> </ul>						
G84	SSD - Mod 1	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.	<p>Assessed in the previous audit and assessed as compliant</p> <p>12/10/2022: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that vibratory compactors have not yet been used onsite.</li> </ul>						

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G85	SSD - Mod 1	C17	The limits in conditions C15 and C16 apply unless otherwise specified in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Email from Acoustic Logic dated 27 September 2022 that shows the monitoring limits. - Acoustic Logic (19 July 2022) Roseville Anglican College Sports & Wellbeing Centre. Construction Noise and Vibration Management. (revised version)				
G86	SSD - Mod 1	C18	At the completion of demolition of the dwelling and associated structures at 37 Bancroft Avenue, the Applicant must submit to the satisfaction of the Certifier, the results of a data gap analysis within the building(s) footprint to confirm the full nature and extent of any contamination at the site, in accordance with the Report on Preliminary Site Investigation, Proposed Roseville SWELL Centre 29 & 37 Bancroft Avenue, Roseville prepared by Douglas Partners and dated September 2020.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste. - GreenCap (September 2022) Asbestos Clearance Certificate, Roseville College - 27 Bancroft Avenue, Roseville NSW 2069, which states that asbestos removal has been completed, with the exception of some small areas which had obstruction. - Douglas Partners (24 October 2022), VENM Assessment Zone 1 Proposed Roseville SWELL Centre Roseville College, 27 Bancroft Avenue, Roseville. and - Douglas Partners (19 October 2022) VENM Assessment Zones 2 & 3, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville. The two assessments indicate that the residual clay and sandstone on site, following fill removals is classified as VENM.				

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G87	SSD - Mod 1	C19	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;	3/4/2023: Observation: - Trees on street appeared to be in good condition and had protection.		Compliant	Non-Compliant	Not Triggered
			(b) all street trees and trees on neighbouring properties immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements and must be protected from possible water table movement during excavation. Any street tree or tree on a neighbouring property which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	3/4/2023: Observation: - Trees on street appeared to be in good condition and had protection.				
			(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Appraisal and Method Statement - Rev B Including: Root Investigation Report prepared by Ezigrow and dated 10 September 2020; and	03/04/2023: Record sighted: - Ezigrow (29 January 2023) Tree Protection Advice: Swell - Roseville College, Bancroft Ave, NSW, 2102 03/04/2023: Observation: - Tree protection zone was observed to be fenced off. Trees on pedestrian footpath are protected.  Reviewed in previous audit: 12/10/2022: Record sighted: - Ezigrow (27 September 2022) Tree Protection Compliance II: Swell - Roseville College, Bancroft Ave, NSW, 2102 - visit was on 14 September 2022. - Ezigrow (27 September 2022) Tree Protection Compliance: Swell - Roseville College, Bancroft Ave, NSW, 2102 - visit was on 8 August 2022.				
			(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.	03/04/2023: Observation: - Tree protection zone was observed to be fenced off. 12/10/2022: Interview: - Taylor (DF) stated that no works have occurred within the TPZ area.  03/04/2023: Observation: - Ezigrow (29 January 2023) Tree Protection Advice: Swell - Roseville College, Bancroft Ave, NSW, 2102  12/10/2022: Record sighted: - Ezigrow (27 September 2022) Tree Protection Compliance II: Swell - Roseville College, Bancroft Ave, NSW, 2102 - visit was on 14 September 2022. - Ezigrow (27 September 2022) Tree Protection Compliance: Swell - Roseville College, Bancroft Ave, NSW, 2102 - visit was on 8 August 2022.				

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G88	SSD - Mod 1	C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>03/04/2023:</p> <ul style="list-style-type: none"> <li>- There were a few complaints pertaining dust and debris from the site to off site neighbours. The complaints have been resolved.</li> </ul> <p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- No significant dust was observed at the time of the audit.</li> </ul> <p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that dust mitigation is conducted through water hoses and gurneys.</li> </ul>	<p>The Auditor considers that the complaints on the dust migration to the neighbour's property have been adequately managed through moving the equipment to minimise impact to the neighbour. Additionally, the neighbour has accepted Taylor's offer to clean their property. It is noted that cleaning of the property is yet to be conducted on the latest complaint.</p> <p><b>Recommendation: The neighbour's property is cleaned following the last complaint.</b></p>				
G89	SSD - Mod 1	C21	During construction, the Applicant must ensure that:	3/4/2023: Observation:					
			(a) exposed surfaces and stockpiles are suppressed by regular watering;	- No dust was observed at the time of the audit, noting audit was conducted during wet weather. Truck loading area was observed to be on hardstand.					
			(b) all trucks entering or leaving the site with loads have their loads covered;	03/04/2023: Observation					- Truck was observed to have loads covered.
			(c) trucks associated with the development do not track dirt onto the public road network;	03/04/2023: Observation:					- The public road was kept clean.
			(d) public roads used by these trucks are kept clean; and	03/04/2023: Interview:					- Taylor (BL) stated that street sweeper is used after load out days.
(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	03/04/2023: Observation:	- The public road was kept clean.							
				03/04/2023: Interview:					
				No land stabilisation works have occurred yet.					
G90	SSD - Mod 1	C22	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	<p>03/04/2023: Observation</p> <ul style="list-style-type: none"> <li>- Sediment fence observed along the northern, eastern and southern boundaries (noting that eastern and southern boundaries comprise low points) and the northern boundary sediment fencing only occurred adjacent to the TPZ.</li> <li>- No sediment observed on the stormwater grate along Bancroft Ave, noting this comprised high point of the site, or on Recreation Ave (the low point of the site).</li> </ul>					

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G91	SSD - Mod 1	C23	The Applicant must: (a) ensure that only virgin excavated natural material (VENM), excavated natural material (ENM), or other material approved in writing by the 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.	03/04/2023:Sighted:  - NATA accredited lab report provided for DGB20 only includes part of the many analytes listed in the Recovered Aggregates Order 2014. Lab report format suggest that it is part of a bigger report. - CONCRETE RECYCLERS (GROUP) PTY LTD letter (1 May 2023) confirmed that the material supplied met the Recovered Aggregates Order 2014.	<b>Recommendation: A complete laboratory report and supporting evidences should be obtained for all imported material prior to the material being brought onto the site. Recycled aggregate must be assessed for compliance with Recovered Aggregate Order 2014.</b>			
G92	SSD - Mod 1	C24	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.	03/04/2023: Observation: - Stormwater basin observed onsite.  03/04/2023: Interview: - Current stormwater is pumped out and disposed of offsite following flocculation treatment onsite.  03/04/2023: Record sighted: - Council email dated 20/01/2023 RE: CM: RE: Truck movement issues with residents - Development site - 29 Bancroft Avenue Roseville - RMEN23/00007, which states that stormwater should be flocculated and then if clear enough, can be pumped into the Council's stormwater system.				
G93	SSD - Mod 1	C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	03/04/2023: Record sighted: - Toolbox Talk 25/1/2023 which shows site roles as Emergency Officer.  Interview: - Taylor (BL) stated that during toolbox talks, the roles are discussed, including locations of assembly points.				

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G94	SSD - Mod 1	C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the documents and plans referred to in condition A2 of this consent;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	This is for operational stage				
G95	SSD - Mod 1	C27	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 Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	03/04/2023: Interview: - Taylor (DF) stated that no Aboriginal find has been encountered at the site.				
G96	SSD - Mod 1	C28	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.	03/04/2023: Interview: - Taylor (DF) stated that no archaeological relics have been encountered at the site.				
G97	SSD - Mod 1	C29	All waste generated during construction must be <b>secured and maintained within designated waste storage areas</b> at all times and must <b>not leave the site onto neighbouring public or private</b> properties.	<p>03/04/2023: Observation: Waste was observed to be placed in bins.</p> <p>03/04/2023: Record sighted: - Bingo Monthly Waste Report for January 2023 - February 2023. - Truck run sheets for November 2022 to March 2023 shows that: a. VENM/Sandstone excavated were transported to AWJ, Marsden Park, Pemulwuy, Leppington, Box Hill, Eastern Creek, Maroubra, Austral, Wentworth Point, Werrington, Riverstone, St Peter's, St Peter's gateway, with an Approved Notice Under Section 143 to receive VENM. b. Concretes were transported to Camelia, Boral, Met Recycling, and Bingo.</p> <p>Interview: - Taylor (BL) : No soil waste (other than VENM) was generated during this Audit period</p>				

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G98	SSD - Mod 1	C30	All waste generated during construction must be <b>assess, classified and managed</b> in accordance with the Waste Classification Guidelines <b>Part 1: Classifying Waste</b> (EPA, 2014).	<p>03/04/2023:</p> <ul style="list-style-type: none"> <li>- Truck run sheets for November 2022 to March 2023 shows that: <ul style="list-style-type: none"> <li>a. VENM/Sandstone excavated were transported to AWJ, Marsden Park, Pemulwuy, Leppington, Box Hill, Eastern Creek, Maroubra, Austral, Wentworth Point, Werrington, Riverstone, St Peter's, St Peter's gateway, with an Approved Notice Under Section 143 to receive VENM.</li> <li>b. Concrete waste was transported to Camelia, Boral, Met Recycling, and Bingo.</li> </ul> </li> </ul> <p>Previous audit findings: 12/10/2022: Record sighted: - Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste. - Douglas Partners (19 September 2022) Stockpile Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville for special waste and GSW (non-putrescible). Results met concentrations provided by MET Recycling EPL</p>				
G99	SSD - Mod 1	C31	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.	04/03/2023: Interview: - Taylor (DF) stated that excess concrete was pumped into a bin. When it is dry, it is put together in a large bin, and disposed of as waste.				
G100	SSD - Mod 1	C32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	See G97 and G98.				
G101	SSD - Mod 1	C33	The Applicant must ensure that the removal of <b>hazardous materials</b> , particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>03/04/2023:</p> <p>Interview</p> <ul style="list-style-type: none"> <li>- Taylor (BL) no hazardous material was encountered and removed in this audit period.</li> </ul> <p>Previously: 12/10/2022: Record sighted: - Greencap (15/8/2022) Asbestos Air Sampling &amp; Analysis Report. - P. Clifton (24/8/2022) Asbestos Removal Clearance Certification, Shed Floor Slab at Rear of House at 37 Bancroft Avenue, Roseville NSW. - Bingo (19/8/2022) Letter of Material Acceptance, 29 Bancroft Ave, Roseville. - Bingo dockets (13/8/2022).</p>				
G102	SSD - Mod 1	C34	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.	03/04/2023: Interview: - Taylor (BL) stated that no outdoor lighting installed for the project to date.				



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G103	SSD - Mod 1	C35	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	03/04/2023: - Taylor (BL) stated that no contamination has been identified on site soil since the last audit. No spills have occurred.  Reviewed in previous Audit and assessed as compliant: 12/10/2022: Record sighted: - Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste.  12/10/2022: Observation: - Excavation has been conducted to VENM onsite. No evidence of contamination was observed.				
G104	SSD - Mod 1	C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	03/04/2023: Record sighted: - NSW DPE (3/3/2023) Sport and Wellbeing Centre, Roseville College (SSD 9912) Request for Appointment of Revised Independent Environmental Auditors. Proposed auditors are approved.				
G105	SSD - Mod 1	C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit is conducted in accordance with the Independent Audit Post Approval Requirements.				
G106	SSD - Mod 1	C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.	03/03/2023: Interview: - EPM (MK) stated that no request has been provided by DPE on change on timing.				
G107	SSD - Mod 1	C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 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.	03/04/2023: Record sighted: - DPE email acknowledgment (5 December 2022) - EPM response email to Geosyntec (5 December 2022) - Documents are available in the project website ( <a href="https://www.roseville.nsw.edu.au/news-and-events/project-details/">https://www.roseville.nsw.edu.au/news-and-events/project-details/</a> )				
G108	SSD - Mod 1	C40	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.	03/04/2023: Record sighted for 12/10/2022 Audit: - DPE email acknowledgment (5 December 2022) - EPM response email to Geosyntec (5 December 2022) - Documents are available in the project website ( <a href="https://www.roseville.nsw.edu.au/news-and-events/project-details/">https://www.roseville.nsw.edu.au/news-and-events/project-details/</a> )				
G109	SSD - Mod 1	C41	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.	This is for operational audit only.				

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<b>Part D Prior to Commencement of Operation</b>								
G110	SSD - Mod 1	D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	This item is not yet triggered until prior to commencement of operation.				
G111	SSD - Mod 1	D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	This item is not yet triggered until prior to commencement of operation.				
G112	SSD - Mod 1	D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This item is not yet triggered until prior to commencement of operation.				
G113	SSD - Mod 1	D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the satisfaction of the Certifier. The documentation must demonstrate that:	This item is not yet triggered until prior to commencement of operation.				
			(a) the minimum retention and on-site detention storage volume requirements of the Ku-ring- gai Development Control Plan 2015 – Part 24 Water Management have been achieved;					
			(b) retained water is connected and available for use;	This item is not yet triggered until prior to commencement of operation.				
			(c) all grates potentially accessible by children are secured;	This item is not yet triggered until prior to commencement of operation.				
			(d) components of the new drainage system have been installed by a licensed plumbing contractor in accordance with AS 3500.3 (2018) and the BCA; and	This item is not yet triggered until prior to commencement of operation.				
(e) all enclosed floor areas are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.	This item is not yet triggered until prior to commencement of operation.							
G114	SSD - Mod 1	D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	This item is not yet triggered until prior to commencement of operation.				
G115	SSD - Mod 1	D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	This item is not yet triggered until prior to commencement of operation.				

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G116	SSD - Mod 1	D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	This item is not yet triggered until prior to commencement of operation.				
G117	SSD - Mod 1	D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3) have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended PNTLs.	This item is not yet triggered until prior to commencement of operation.				
G118	SSD - Mod 1	D9	Prior to the commencement of operation, the Applicant must submit to the satisfaction of the Certifier a Plan of Management for the outdoor rooftop sports courts that mandates: (a) staff supervision during sporting activities; (b) no use of any amplification system; and (c) use of low noise emitting equipment, including low noise emitting whistles.	This item is not yet triggered until prior to commencement of operation.				
G119	SSD - Mod 1	D10	This consent does not permit installation of an acoustic barrier around the roof-top sports courts.	This item is not yet triggered until prior to commencement of operation.				
G120	SSD - Mod 1	D11	If, based on data gap analysis required to be undertaken in accordance with condition C18, it is determined that ongoing on-site management of soil contamination is required, then the following requirements must be satisfied: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation.	This item is not yet triggered until prior to commencement of operation.				
			(b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	This item is not yet triggered until prior to commencement of operation.				
G121	SSD - Mod 1	D12	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	This item is not yet triggered until prior to commencement of operation.				
G122	SSD - Mod 1	D13	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings must be submitted to the approval authority and Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	This item is not yet triggered until prior to commencement of operation.				
			(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	This item is not yet triggered until prior to commencement of operation.				
G123	SSD - Mod 1	D14	- (Condition deleted)	Not applicable				

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G124	SSD - Mod 1	D15	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	This item is not yet triggered until prior to commencement of operation.				
			(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;					
			(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	This item is not yet triggered until prior to commencement of operation.				
			(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and					
			(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	This item is not yet triggered until prior to commencement of operation.				
			(c) to be forwarded to Council for information.	This item is not yet triggered until prior to commencement of operation.				
G125	SSD - Mod 1	D16	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by condition B7 of this consent.</i>	This item is not yet triggered until prior to commencement of operation.				
G126	SSD - Mod 1	D17	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.	This item is not yet triggered until prior to commencement of operation.				
G127	SSD - Mod 1	D18	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	This item is not yet triggered until prior to commencement of operation.				
G128	SSD - Mod 1	D19	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works associated with the construction of the basement carpark to create 48 additional car parking spaces have been completed.	This item is not yet triggered until prior to commencement of operation.				
G129	SSD - Mod 1	D20	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum eight staff bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>	This item is not yet triggered until prior to commencement of operation.				

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G130	SSD - Mod 1	D21	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council, TfNSW and the State Transit Authority;</p> <p>(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>	This item is not yet triggered until prior to commencement of operation.				
G131	SSD - Mod 1	D22	<p>Prior to the commencement of operation of the development, an Operational Transport and Access Management Plan (OTAMP) for the site must be submitted to the satisfaction of the Planning Secretary. The OTAMP must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) detail the location and operational management procedures associated with all drop-off and pick-up zones by private vehicle, including staff management/traffic controller arrangements;</p> <p>(c) detail the location and operational management procedures for the drop-off and pick-up of students by buses and coaches along Bancroft Avenue, including staff management/traffic controller arrangements;</p> <p>(d) detail delivery and service vehicle access and management arrangements;</p> <p>(e) address potential traffic impacts on the surrounding road network and include mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</p> <p>(f) detail car parking arrangements and management associated with the proposed use of school facilities by community members;</p> <p>(g) detail vehicle access and management arrangements at Recreation Avenue to ensure safe pedestrian movements are maintained to the public recreation path connecting Bancroft Park to the end of Recreation Avenue; and</p> <p>(h) include a monitoring and review program.</p> <p>The OTAMP is to be implemented during core school hours and during any out-of-hours activities at the site.</p>	This item is not yet triggered until prior to commencement of operation.				
G132	SSD - Mod 1	D23	<p>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced heritage expert in consultation with Council;</p> <p>(b) include provision for naming elements within the development that acknowledges the site's heritage; and</p> <p>(c) incorporates interpretive information as part of the development that evidences the school's evolution and growth over the past century.</p>	This item is not yet triggered until prior to commencement of operation.				
G133	SSD - Mod 1	D24	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>	This item is not yet triggered until prior to commencement of operation.				

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G134	SSD - Mod 1	D25	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan is to be submitted to the Certifier. The Plan must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements	This item is not yet triggered until prior to commencement of operation.				
G135	SSD - Mod 1	D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	This item is not yet triggered until prior to commencement of operation.				
G136	SSD - Mod 1	D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;	This item is not yet triggered until prior to commencement of operation.				
			(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	This item is not yet triggered until prior to commencement of operation.				
			(c) detail the materials to be reused or recycled, either on or off site; and	This item is not yet triggered until prior to commencement of operation.				
			(d) include the management and mitigation measures included in the Operational, Demolition and Construction Waste Management Plan prepared by Waste Audit and Consulting Services, dated October 2019 and submitted with the EIS.	This item is not yet triggered until prior to commencement of operation.				
G137	SSD - Mod 1	D28	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	This item is not yet triggered until prior to commencement of operation.				
G138	SSD - Mod 1	D29	Prior to the commencement of operation, a Landscape Management Plan for the ongoing maintenance and management of landscaping on the site must be submitted to the satisfaction of the Planning Secretary.	This item is not yet triggered until prior to commencement of operation.				
G139	SSD - Mod 1	D30	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s) and in consultation with Council; (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); (c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (d) awareness training for employees and contractors, and visitors.	This item is not yet triggered until prior to commencement of operation.				

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<b>Appendix 1 Advisory Notes</b>								
G140	SSD - Mod 1	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.	03/04/2023: - Kuring-Gai Council (23 January 2023) Notice of Determination of Section 68 Application. S68 Tower Crane Swing. Validity up to 30 September 2023 Interview : - Taylor (BL) stated that there were no other licenses or permit for this Audit period. In the previous Audit:				
G141	SSD - Mod 1	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.	Assessed in the previous audit and assessed as compliant.  12/10/2022: Record sighted: - NSW Long Service Corporation (8 July 2022) Levy No. L0000068752 for Anglican School Corporation				
G142	SSD - Mod 1	AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	03/04/2023: Interview - EPM (MK) and Taylor (BL) stated that no advice, direction, or notice provided to Planning Secretary to date.				
G143	SSD - Mod 1	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.	Assessed in the previous audit and considered compliant.  12/10/2022: Record sighted: - Morris Goding Access Consulting (14 July 2022) Access CC reports 2 Amended. Document show design and requirements for accessible carpark, accessible swimming pool, accessible toilets, accessible showers, ambulant cubical for people with disabilities, hearing augmentation, signage with Braille, and accessible door designs. - EPM email (23 July 2022) provided Morris Goding Access Consulting report (above) to the Certifier (DGLA) and the architect (BHA). - GDLA (3 August 2022) Construction Certificate No. GDL 190173 list drawings (A100, A104) which shows accessible swimming pool, accessible toilets, and accessible showers.				



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G144	SSD - Mod 1	AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<p>03/04/2023:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that no other communications have been provided to utility providers to date, other than those provided in previous Audit.</li> </ul> <p>12/10/2022: Record Sighted (for the disconnection of old services):</p> <ul style="list-style-type: none"> <li>- Sydney Water (18 June 2021) Subdivider/ developer Compliance Certificate: Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.</li> <li>- Jemena (5 August 2022) SMS receipt for request of disconnection for 37 Bancroft Ave.</li> <li>- HiTech Plumbing (8 August 2022) Disconnection Certificate: confirm capping of water supply to the 37 Bancroft Ave and disconnection of gas.</li> <li>- DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has Ausgrid Certified substation drawings.</li> </ul>				
G145	SSD - Mod 1	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.	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- No above ground work has occurred .</li> </ul>				
G146	SSD - Mod 1	AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that road and pavement works is not yet started which is supported with observation on site during audit. Hence this Condition is non-triggered.</li> </ul>				
G147	SSD - Mod 1	AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<p>03/04/2023: Interview</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that this will only be triggered during substation work which is planned to be in around July 2023.</li> </ul> <p>Hence this Condition is non-triggered.</p>				
G148	SSD - Mod 1	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.	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- Site was secured with hoarding, fence, or gate.</li> </ul>				
G149	SSD - Mod 1	AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<p>Reviewed in previous audit and assessed as follows.</p> <p>12/10/2022: Interview</p> <ul style="list-style-type: none"> <li>- Taylor (DF) stated that Hoarding is within the site boundary and therefore, does not require hoarding licence.</li> </ul>				

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G150	SSD - Mod 1	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.	<p>03/04/2023:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that no contamination has been identified on site soil since the last audit. No spills have occurred.</li> </ul> <p>This Condition is reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Record sighted:</p> <ul style="list-style-type: none"> <li>- SafeWork NSW (5 August 2022) Notice of Intent to remove non-friable asbestos</li> <li>- Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste.</li> <li>- GreenCap (September 202) Asbestos clearance Certificate, Roseville College - 27 Bancroft Avenue, Roseville NSW 2069, which states that asbestos removal has been completed, with the exception of some small areas which had obstruction.</li> <li>- Greencap (15/8/2022) Asbestos Air Sampling &amp; Analysis Report.</li> <li>- P. Clifton (24/8/2022) Asbestos Removal Clearance Certification, Shed Floor Slab at Rear of House at 37 Bancroft Avenue, Roseville NSW.</li> <li>- Bingo (19/8/2022) Letter of Material Acceptance, 29 Bancroft Ave, Roseville.</li> <li>- Bingo docket (13/8/2022).</li> <li>- WasteLocate docket for 21 Sept to 13 Oct 2022 were sighted. The loads went to Bingo genesis Landfill from the site.</li> </ul>				
G151	SSD - Mod 1	AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	<p>Site is still under construction during this audit period. This Condition was assessed in the previous audit and considered to be compliant.</p> <p>12/10/2022: Interview</p> <ul style="list-style-type: none"> <li>- Taylor (DF) stated that this item is not triggered now, as the site is still under construction. This will be triggered prior to completion of construction.</li> </ul>				
<b>Appendix 2 Written Incident Notification and Reporting Requirements</b>								
G152	SSD - Mod 1	Appendix 2	<p>a) A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident.</p> <p>b) Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A30 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	No incident has been reported. See Item G30.				

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G153	SSD - Mod 1	Appendix 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.	No incident has been reported. See Item G30.				
G154	SSD - Mod 1	Appendix 2	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.	No incident has been reported. See Item G30.				
G155	SSD - Mod 1	Appendix 2	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.	No incident has been reported. See Item G30.				
<b>Environmental Impact Statement</b>								
G156	EIS	Section 8	A Preliminary Construction Traffic Management Plan has been prepared by PTC (Appendix 24 of the EIS) which details the controls and procedures relevant to the minimising of risk associated with construction traffic movements resulting from the proposed development. These include clear identification of entry/exit crossings, traffic management and awareness of conflict with students, parents and staff of the school. Additional measures are outlined in the Preliminary Construction Environmental Management Plan prepared by EPM (Appendix 25 of the EIS).	03/04/2023: Record sighted: - PTC (22 July 2022 latest revision dated 16 November 2022) Roseville College Student Wellbeing Centre - CTPMSP - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP') Observation: - Traffic controller observed onsite, no vehicle was observed to exit or enter the site during drop off and pick up time.				
G157	EIS	Section 8	1. Site fencing and hoarding to be used. 2. Secure fences/gates to prevent unauthorised site entry 3. Training of workers responsible for use of heavy machinery/cranes or the like.	03/04/2023: Observation: - Site is gated and was secured, hoarding was around the area except where there was neighbour fence, gate and acoustic fence. Document assessed in previous audit: 12/10/2022: Record sighted: - Hammertech record: Statement of Attainment for LE (Excavation). - Statement of Attainment for VF for excavator operations.				

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G158	EIS	Section 8	A PSI has been prepared by Douglas and Partners which details the site is generally suitable for the development subject to recommendations concerning data gaps analysis, unexpected finds, recommends additional testing of soils for the purposes of waste classification if to be removed off site.	<p>Reviewed in previous audit and assessed as compliant. No other asbestos waste generated since the last audit according to Taylor (BL).</p> <p>12/10/2022 Record sighted:</p> <ul style="list-style-type: none"> <li>- Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste.</li> <li>- Douglas Partners (19 September 2022) Stockpile Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville for special waste and GSW (non-putrescible). Results met concentrations provided by MET Recycling EPL</li> <li>- GreenCap (September 202) Asbestos clearance Certificate, Roseville College - 27 Bancroft Avenue, Roseville NSW 2069, which states that asbestos removal has been completed, with the exception of some small areas which had obstruction.</li> <li>- Taylor Roseville College - Contamination Removal Register, which shows material tracking of special waste and general solid waste - recyclable.</li> <li>- Disposal docket for recyclable GSW to MET Recycling (EPL 209948).</li> <li>- Disposal docket for Bingo Eastern Creek (EPL 13426)</li> <li>- Bingo (19/8/2022) Letter of Material Acceptance, 29 Bancroft Ave, Roseville.</li> <li>- Bingo docket (13/8/2022).</li> </ul>				
G159	EIS	Section 8	The development will be the subject of sediment and erosion management practices as detailed in the Plans at Appendix 17 of the EIS, as well as site preparation works which minimise the disturbance and transport of earth/dust within and outside of the site, including the use of water trucks, wheel wash bays and other measures as appropriate.	<p>03/04/2023: Observation</p> <ul style="list-style-type: none"> <li>- Sediment fence observed along the northern, eastern and southern boundaries (noting that eastern and southern boundaries comprise low points) and the northern boundary sediment fencing only occurred adjacent to the TPZ.</li> <li>- No sediment observed on the stormwater grate along Bancroft Ave, noting this comprised high point of the site or on Recreation Ave (the low point of the site).</li> </ul>				

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G160	EIS	Section 8	<p>1. Construction Hours to be limited to:</p> <ul style="list-style-type: none"> <li>- 7am to 7pm Monday to Friday</li> <li>- 8am to 5pm Saturdays</li> <li>- No work on Sundays or Public Holidays without permission</li> </ul> <p>2. Haulage trucks to be covered</p> <p>3. Earthworks to be restricted during high wind periods</p> <p>4. Watering down of exposed soils;</p> <p>5. Truck shaker grids to be installed at exit points</p>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech sign in and out records on 15/3/2023, 11/2/2023, which indicated staff coming in generally just before 7am. Taylor staff has stayed late to do admin work.</li> <li>- Hammertech sign in and out records on 11/2/2023, which indicated no work was conducted due to rain. Other Saturday sign in record indicated earliest coming in at 7:30am and sign off record indicated 5pm sign off. Taylor (DF) stated that the workers normally leave at 1pm, but did not sign off, so Hammertech conducted automatic sign off.</li> <li>- Covered truck is sighted during the audit day.</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- No dust was observed at the time of the audit.</li> <li>- Cattle grids were observed.</li> </ul> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that dust mitigation is conducted through water hoses.</li> </ul>				
G161	EIS	Section 8	<p>The potential for visual or amenity impacts resulting from the new built form has been the subject of comprehensive consultation, detailing and assessment. Further detailed assessment of the proposal will be carried out by DPIE where visual and amenity impacts will be considered. The terms of a DA approval will represent an outcome that has mitigated potential visual and amenity impacts such that they are supportable pursuant to the provisions of the EP&amp;A Act.</p>	<p>Reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Record sighted</p> <ul style="list-style-type: none"> <li>- ACOR (26 May 2022) SSD Mod1 Department of Planning Stamped Plans: Sheet 12 to 15 includes items in condition (a) to (f)</li> </ul>				
<b>Construction Environmental Management Plan</b>								
G162	CEMP	Section 6	<p>Subcontractor's minimal environmental requirements:</p> <p>a) Has the subcontractor identified in the SWMS environmental hazards and controls in relation to the work task (where required), i.e. refuelling plant and equipment on site, nuisance dust controls, nuisance noise, waste management (offcuts), rubbish, concrete wash-out?</p> <p>b) Have hazardous substances or dangerous goods to be used on site by the subcontractor been identified? Note: the subcontractor will need to provide copies of relevant Safety Data Sheets (SDS) for all materials and/ or hazardous substances or dangerous goods to be used on site and note reference to training of employees in the SDS prior to first use and controls listed in the SWMS.</p>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech records of SWMS and MSDS.</li> <li>- RRS (10/03/2023) HRCW-SWMS General Materials Handling and Remote Control Operations.</li> <li>- Calcono Safe Work Method Statement (SWMS) for Elevated Work Platform.</li> <li>- MSDS sighted, as stored in Hammertech, e.g. liquid chisel formwork release agent, BP Automotive diesel fuel.</li> </ul>				

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G163	CEMP	Section 7	<p>Taylor employees, including those workers engaged by or working on behalf of the subcontractors, are required to be site inducted prior to commencing work on the site. General environmental awareness and specific environmental requirements of this PEMP must be incorporated into the site-specific induction as required. As a minimum, inductions must include the following environmental information:</p> <ul style="list-style-type: none"> <li>- Community issues.</li> <li>- Hours of operation.</li> <li>- Noise and vibration.</li> <li>- Dust management.</li> <li>- Traffic access.</li> <li>- Washing requirements for construction plant and equipment.</li> <li>- Storage and handling of fuels, oils, and other chemicals.</li> <li>- Waste management: recycling, disposal, litter.</li> <li>- Soil and water issues: controls, tracking of mud off-site.</li> </ul> <p>Where there are significant environmental issues identified for the project, these must be incorporated into the sitespecific induction. These may include but shall not be limited to (where required):</p> <ul style="list-style-type: none"> <li>- Environmentally sensitive areas of the site (specify details in this section).</li> <li>- Contaminated or Acid Sulphate soils.</li> <li>- Endangered flora and fauna.</li> <li>- Environmental controls and management.</li> <li>- Noise emissions.</li> <li>- Plant emissions.</li> <li>- Archaeology and heritage management.</li> </ul>	<p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted:</p> <ul style="list-style-type: none"> <li>- Taylor Roseville College Sport &amp; Wellbeing Centre (SWELL) - this document is read to workers during Induction.</li> <li>- Taylor Induction.</li> </ul> <p>The Auditor reviewed the above documents, which contained the listed items.</p> <ul style="list-style-type: none"> <li>- Induction records (JJA (Chalouhi), JA (Taylor)). JA's induction is incomplete (pending on Green Star).</li> </ul>				
G164	CEMP	Section 8	<ul style="list-style-type: none"> <li>- All persons undertaking work on the project (employees and subcontractors) must be trained and competent to carry out their work. This includes undertaking tasks in an environmentally sound manner.</li> <li>- Subcontractors shall be responsible to ensure that Taylor's environmental risk management, as prescribed in Section 10.3 of this plan, are adopted and controls, as contained in Taylor's HSE-R-01 HSE Risk Register, are implemented when developing their systems of work.</li> <li>- The subcontractor shall be responsible to consult and train workers under their management in agreed environmental system. Evidence of appropriate training shall be made available by the subcontractor to Taylor upon request by a Taylor nominated representative.</li> <li>- The Project / Site Manager, along with relevant members of the project team, must be made aware of the requirements of the Taylor environmental management system and shall be required to attend Environmental Awareness and Due Diligence training sessions when organised by the company.</li> </ul>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech record: Excavator licences for APT (Chalouhi).</li> <li>- Hammertech record: National Licence to Perform High Risk Work for KA (Resolution Rigging).</li> <li>- Hammertech record: Work Health &amp; Safety Traffic Control Work for NC (traffic controller).</li> </ul>				
G165	CEMP	Section 9.1	<ul style="list-style-type: none"> <li>- Essential information relating to project environmental management will be communicated through toolbox talks and inductions.</li> <li>- Environmental alerts will be periodically prepared and sent to sites for posting on notice boards.</li> <li>- Key changes to environmental legislation will be sent by email to all project managers and site managers</li> </ul>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Taylor Toolbox 29/3/2023, 23/1/2023.</li> <li>- Chalouhi daily prestart week ending 2/4/2023.</li> <li>- Hammertech HSE Inspections issued to Taylor and all trades via Hammertech Inspection is conducted by Taylor.</li> </ul>				

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G166	CEMP	Section 9.2	<ul style="list-style-type: none"> <li>- Community complaints must be reported as environmental incidents and all correspondence relating to the complaint must be retained and filed on site, including information on how the complaint was resolved.</li> <li>- All community consultation will be completed by the College in accordance with the Community Communication Strategy Communications prepared by Australian Public Affairs (Refer Appendix 11) with TCG notified as required. All community complaints will be notified to the relevant stakeholders in line with clause B8 of the SSDA. The majority of these tools will be implemented by the College with TCG assisting as required.</li> </ul>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Complaint register in the project website (<a href="https://www.roseville.nsw.edu.au/wellbeing/swell-centre/">https://www.roseville.nsw.edu.au/wellbeing/swell-centre/</a>) indicates a number of complaints. This is discussed in the main report.</li> </ul> <p>Reviewed in the previous audit and assessed as compliant:</p> <p>12/10/2022: Interview:</p> <ul style="list-style-type: none"> <li>- Roseville College (LE) stated that community consultation was conducted in accordance with the Community Communication Strategy Communications, including bulletin, letter drop ins.</li> </ul>	The Auditor considers that the complaints have been generally adequately addressed. Specific comments on each complaints are provided in the main report.			
G167	CEMP	Section 10.3.2	<p>Sediment and erosion control devices:</p> <ul style="list-style-type: none"> <li>- Unnecessary disturbance of the site shall not occur, and all cuts are to be stabilised as soon as possible after the completion of site earthworks.</li> <li>- Extra care will be taken to prevent sediment run-off into all neighbouring lots and storm water.</li> <li>- Any collected silt will be disposed of in accordance with all other relevant codes and standards.</li> </ul> <p>Silt fences:</p> <ul style="list-style-type: none"> <li>- Silt fences are to be installed to site boundaries as required. Geotextile fabric will be fixed to the temporary construction fencing where 'downhill' boundaries exist.</li> <li>- The fabric will be turned down under the existing ground line and secured at regular intervals not exceeding 3m (see diagram in Section 10.3.2)</li> </ul> <p>Vehicle access:</p> <ul style="list-style-type: none"> <li>- Vehicle access will be controlled to prevent sediment being tracked. This will be done by maintaining an all-weather access/ driveway composed of an approved coarse aggregate surface.</li> <li>- Moreover, if the need arises, a shaker grid will be installed to the main access by Taylor during the construction works.</li> <li>- Any sediment that is tracked onto the surrounding roads will be cleaned off in a timely manner.</li> </ul> <p>Stormwater inlets:</p> <ul style="list-style-type: none"> <li>- All storm water inlets are to be covered with geotextile fabric in a roll or other format to ensure that no sediment enters the storm water system. This will be the responsibility of the site manager to enforce.</li> <li>- The rolls will not only be placed directly at the inlets as shown below (Figure in Section 10.3.2), but also at regular intervals in the gutters 'upstream' from the inlets, creating multiple barriers.</li> </ul>	<p>03/04/2023: Observation</p> <ul style="list-style-type: none"> <li>- Sediment fence observed along the northern, eastern and southern boundaries (noting that eastern and southern boundaries comprise low points) and the northern boundary sediment fencing only occurred adjacent to the TPZ.</li> <li>- No sediment observed on the stormwater grate along Bancroft Ave, noting this comprised high point of the site, or on Recreation Ave (the low point of the site).</li> <li>- Cattle grids have been removed as all surfaces accessible by vehicles comprise hardstand.</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- One sediment complaint was observed on 12 and 24 October 2023 whereby sediment runoff was experienced at the neighbour's property east (downgradient of the site). This was caused when the site has just been cleared and there was a massive rain.</li> </ul>	The Auditor considers that Taylor has conducted practicable measures to install sediment and erosion control devices. While one sediment release incident was experienced, the Auditor notes that this was caused by significant rain at the time when the site was just cleared. The Auditor considers that given the majority of the site has been excavated to two-level basement, a similar sediment release incident is considered unlikely.			



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G168	CEMP	Section 10.3.2	<p>Stockpiles: If appropriate topsoil is to be stockpiled on site, then the following measures will be put in place:</p> <ul style="list-style-type: none"> <li>- Stockpiles shall be stored at least 2 metres away from drainage lines, natural watercourse and established trees.</li> <li>- Stockpiles will have temporary silt fences around it to create an enclosure and, if necessary, they will be covered with shade cloth or tarpaulin to retain the materials inside it.</li> <li>- The location of stockpiles will be determined on site.</li> </ul> <p>Monitoring: - To maintain the various erosion and sediment control devices, regular inspections, repairs and cleaning will be carried out on the silt fences to the boundaries, stockpiles, waste enclosures and to the stockpile covers.</p>	<p>03/04/2023: Observation: - Stockpile of rocks was observed present within the basement excavation and was observed to be wet.</p>				
G169	CEMP	Section 10.3.3	<ul style="list-style-type: none"> <li>- Taylor and subcontractors shall plan the works to preserve existing trees, plants and other vegetation, that are to remain within or adjacent to the works.</li> <li>- Areas of the site that contain vegetation that must be preserved should be fenced off, marked or otherwise isolated to ensure they are not inadvertently damaged.</li> <li>- If there are any endangered species on site, specific management techniques may be required; these should be addressed in an Environmental Impact Assessment.</li> <li>- On completion of the works, all areas disturbed by construction activities shall be restored to the contract specifications.</li> <li>- Where required and practical, efforts will be made to mulch and re-use vegetation on site or send it to a green waste recycling facility.</li> </ul>	<p>03/04/2023: Record sighted: - Ezigrow (29 January 2023) Tree Protection Advice: Swell - Roseville College, Bancroft Ave, NSW, 2102</p> <p>Reviewed in previous audit: 12/10/2022: Record sighted: - Ezigrow (27 September 2022) Tree Protection Compliance II: Swell - Roseville College, Bancroft Ave, NSW, 2102 - visit was on 14 September 2022. - Ezigrow (27 September 2022) Tree Protection Compliance: Swell - Roseville College, Bancroft Ave, NSW, 2102 - visit was on 8 August 2022.</p> <p>03/04/2023: Observation: - Tree protection zone was observed to be fenced off. - Trees at the pedestrian pathways were protected.</p>				
G170	CEMP	Section 10.3.4	<ul style="list-style-type: none"> <li>- Sites are to be provided with suitable bins and skips for appropriate collection and separation of waste and recyclables, and these are to be collected with appropriately qualified and licensed (where required) waste contractors.</li> <li>- Prior to disposal, waste must be classified in accordance with the DECCW Waste Classification Guidelines (latest version 2014) prior to transporting waste off-site.</li> <li>- Waste receipts must be kept for legal requirements; details of waste separated and disposed of is to be documented in the Waste and Recycling Register QSE-R-16.</li> <li>- The information from the register is to be used to complete the waste management section of the KPI Monthly Report Form and forwarded to the HSE manager for tracking of Taylor environmental targets.</li> </ul>	See Items G97 and G98.				
G171	CEMP	Section 10.3.5	<ul style="list-style-type: none"> <li>- Taylor and subcontractors shall make all practical efforts to comply with statutory requirements for noise management and minimise nuisance to neighbours.</li> <li>- Protection of the Environment Operations Act 1997 (sections 139 and 140) and the Department of Environment and Climate Change NSW 'Interim Construction Noise Guideline' risk controls for noise must be incorporated in relevant SWMS, including nuisance to neighbours.</li> <li>- Where required by development consent conditions, environmental noise monitoring will be undertaken as per the conditions.</li> </ul>	<p>03/04/2023: - Acoustic Logic monthly Vibration and Noise Monitoring Reports for October 2022 to February 2023 indicates that site is within vibration and noise criteria. Exceedances identified are due to proximity of work to the sensor/monitor.</p> <p>03/04/2023: Observation: - No unacceptable noise was observed during the audit.</p>				

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G172	CEMP	Section 10.3.6	<ul style="list-style-type: none"> <li>- Potentially hazardous activities, including washing out of concrete delivery vehicles and washing down of construction plant, are not permitted on site except in specially constructed bays that retain high PH water. Washing out of concrete delivery vehicles off-site is only permitted at locations approved for that purpose by the appropriate authority. <u>Drains will be labelled to reduce likelihood of misuse.</u></li> <li>- Washing of paint brushes must be undertaken to avoid any paint wash-water entering drains or waterways.</li> <li>- Wash-water must be removed from site and appropriately treated and/ or disposed of. The chemicals, acids or residue from any 'wet trades' such as brick cleaning must also be prevented from entering drains and waterways.</li> <li>- All liquids and materials that could cause water pollution must be stored in areas with secondary containment.</li> <li>- Pumping of storm water – if a sediment basin is required and storm water is required to be pumped out of the site, the pump intake is to be located no more than one metre (1m) below the surface of the collected water to reduce the amount of settled silt being pumped out for further treatment.</li> <li>- Storm water treatment – there are two treatment options for storm water collected on site, flocculation and/ or filtration. For each option, the applicable procedures in their entirety are to be followed.</li> </ul>	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that there was no generation of wastewater to date.</li> <li>- Concrete water is collected in a bin, concrete is dried off and disposed offsite.</li> <li>- Stormwater is currently collected within the stormwater pond, which is pumped out.</li> </ul>				
G173	CEMP	Section 10.3.7	<ul style="list-style-type: none"> <li>- Encountered groundwater is to be addressed with a sump and pump system to discharge water into the stormwater or sewer subject to dewatering testing/monitoring of groundwater quality prior to/ during dewatering and authority approvals.</li> <li>- During construction, risks of groundwater contamination such as spills and leaks from on-site plant will be controlled via the mechanisms within this Construction Environmental Management Plan, ensuring good environmental practice.</li> </ul>	<p>03/04/2023: Interview:</p> <p>No groundwater has been encountered to date.</p>				
G174	CEMP	Section 10.3.8	<p>a) The Project / Site Manager will ensure that all construction facilities erected at the site are designed and operated to minimise the emission of smoke, dust, cement dust, plant and vehicle exhausts and other substances into the atmosphere.</p> <p>b) Taylor and subcontractors shall employ construction methods that will keep the air pollution to a minimum and apply measures such as those listed below to ensure that airborne pollutants do not cause pollution and nuisance near the works:</p> <ul style="list-style-type: none"> <li>- The spraying of disturbed soil and roads with water whilst under construction as required.</li> <li>- The removal of mud from the wheels and bodies of plant and vehicles before it enters public roads or other sealed pavements. This could be rumble grids, dry brushing, wheel wash, etc., depending on the nature of the site.</li> <li>- The removal of mud or dirt spilt by construction equipment onto public roads or other sealed pavements.</li> <li>- The provision of coverings or stabilisation of topsoil stockpiles.</li> <li>- Covering all loads leaving the site.</li> <li>- Stabilisation of ground likely to be exposed for significant time periods (e.g., using sterile seed).</li> <li>- Fitting power tools with dust collection devices where practical.</li> <li>- Keeping all plant and equipment well maintained and not leaving them idling while not being used.</li> <li>- Reporting excess air emissions from plant and arranging for a service to fix the problem.</li> <li>- On-site burning of any materials is not permitted on Taylor sites.</li> </ul> <p>Dust Including Crystalline Silica Dust:</p> <ul style="list-style-type: none"> <li>- All subcontractors working on a Taylor project that are using, drilling, cutting, sanding or grinding products that are known to contain silica will need to have a system in place that will allow their workers to either wet cut or drill, or will be required to use dust extraction systems on portable tools, or adopt other methods that eliminate or minimise the generation of silica dust.</li> </ul>	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- No dust was observed at the time of the audit.</li> <li>- Public road was observed to be clean.</li> <li>- Cattle grid no longer present, but areas accessible by vehicles comprised hardstand.</li> </ul> <p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that dust mitigation is conducted through water hoses or gurneys.</li> </ul> <p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech system is used for maintenance records. Viewed records for Kubota KX080-3 and Sumimoto SH145X-6.</li> </ul>				

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G175	CEMP	Section 10.3.9	<p>Chemicals, Oils and Other Contaminants</p> <ul style="list-style-type: none"> <li>- Prior to commencing work on site, an assessment of the quantities and locations of hazardous substances, chemicals, etc. likely to be held on site must be undertaken.</li> <li>- The location of hazardous substances and other contaminants must be marked on a site map (refer to appendix 5).</li> <li>- The Site Manager will use the assessment when planning the works to minimise the potential for pollution. This includes providing appropriate storage, separation of incompatible materials and bunding, and ensuring that all activities that use or handle these substances are undertaken in an area that will not cause water pollution or land contamination.</li> <li>- Spill kits will be provided wherever substances that could potentially cause pollution are stored and handled.</li> <li>- Relevant site personnel will be trained in spill response and will be familiar with the contents and function of the spill kit materials on site.</li> <li>- All spills, no matter how small, must be cleaned up immediately and be reported as an environmental incident.</li> <li>- Refuelling or maintenance of plant and equipment, or any other activity which may result in the spillage of a chemical, fuel or lubricant on the site, is not permitted without appropriate temporary controls measures. The use and storage of any hazardous substances or other chemicals will be made strictly in accordance with the manufacturer's instructions and the relevant materials safety data sheets (MSDS).</li> </ul> <p>Spill Response:</p> <ul style="list-style-type: none"> <li>- Major spillages must be notified immediately, and all efforts made to contain the spill and prevent escape into storm water drains and waterways, provided it is safe to do so.</li> <li>- If the spill is beyond the capacity of the site personnel to contain and clean up, specialist services must be employed.</li> <li>- Minor spillages must be cleaned up immediately.</li> <li>- If soil or ground is contaminated, the soil is to be removed and placed into a bag or designated waste drum and disposed of appropriately.</li> <li>- If the spill enters drains or waterways, the incident may be required to be reported to the appropriate regulatory authority (local council) as soon as practicable, in accordance with the duty to report under the POEO Act. The decision to report must be discussed with the HSE Manager or a Director prior to making the report.</li> </ul>	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- Fuel cabinets were observed onsite at one location on hardstand. Spill kit was observed nearby.</li> <li>- Small containers of fuel were observed near the entrance at Recreation Avenue, associated with the excavator. No spill kit was observed. Photographs provided after the Audit indicated these had been removed.</li> </ul> <p>03/04/2023: Interview: Taylor (BL stated):</p> <ul style="list-style-type: none"> <li>- No spills have occurred to date.</li> <li>- Refuelling of machines is conducted on hardstand by trucks. Crane is powered by electricity.</li> </ul>	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>- <b>Fuel containers should not be stored in unpaved areas outside the fuel cabinets.</b></li> </ul>			
G176	CEMP	Section 10.3.10	<ul style="list-style-type: none"> <li>- If pesticides are used at the site, they must be stored appropriately as per 'hazardous substances' section (10.3.9) and used in accordance with the manufacturer's requirements and the NSW Pesticides Management Act and Regulations.</li> <li>- The act and regulations have strict record keeping requirements for the use of more than 20 litres of product.</li> </ul>	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (DF) stated that no pesticides are used onsite.</li> </ul>				

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G177	CEMP	Section 10.3.11	<p>- Prior to commencing project work, checks should be made on the potential for the site to be contaminated. This should generally be identified by the client and addressed in an Environmental Impact Assessment.</p> <p>- If the site is found to be contaminated, the recommendations for management of the contaminated soils from the assessment and other reports should be incorporated into this PEMP below.</p> <p>- Should contamination be suspected once working on the site (e.g., unusual odours, visual indications of soil or water pollution, etc.) work should cease immediately and the Taylor's project/ site manager contacted.</p> <p>- Where relevant, the client should be notified by Taylor's project manager and investigations undertaken into the nature of the contamination. Work should not recommence until the nature and extent of the contamination is established and can be safely managed without environmental risk.</p> <p>- Taylor and subcontractors shall comply with relevant statutory requirements of Contaminated Land Management Act and the POEO Act (NSW) in relation to disturbance or treatment of potentially contaminated ground.</p> <p>- The company shall install any control measures needed to divert surface run-off away from contaminated ground and to treat any surface run-off contaminated by exposure to contaminated ground.</p> <p>- Contaminated material removed from site must be recorded on the Waste and Recycling Register QSE-R-16.</p>	<p>03/04/2023: Interview:</p> <p>- Taylor (BL) stated no contamination has been identified during the Audit period.</p> <p>Reviewed during previous Audit and assessed as compliant:</p> <p>12/10/2022: Record sighted:</p> <p>- Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates fill contained special waste and that natural material contained VENM following removal of special waste.</p> <p>- GreenCap (September 202) Asbestos clearance Certificate, Roseville College - 27 Bancroft Avenue, Roseville NSW 2069, which states that asbestos removal has been completed, with the exception of some small areas which had obstruction.</p> <p>- Douglas Partners (24 October 2022), VENM Assessment Zone 1 Proposed Roseville SWELL Centre Roseville College, 27 Bancroft Avenue, Roseville. and</p> <p>- Douglas Partners (19 October 2022) VENM Assessment Zones 2 &amp; 3, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville. The two assessments indicate that the residual clay and sandstone on site, following fill and contaminated fill removals, is classified as VENM.</p>				
G178	CEMP	Section 10.3.12	The client should be aware of any potential for encountering acid sulphate soils and, if there is a potential, it should be addressed in the Environmental Impact Assessment undertaken for the project.	<p>12/10/2022: Record sighted:</p> <p>- Douglas Partners (1 September 2022) In Situ Waste Classification, Proposed Roseville SWELL Centre, Roseville College, 27 Bancroft Avenue, Roseville, which indicates natural material contained VENM following removal of special waste.</p>				
G179	CEMP	Section 10.3.13	Community complaints should be treated as incidents. They must be reported to the HSE Manager, be thoroughly investigated, and reported on SharePoint. Reference to these must also be documented and included in site diary entries. The project or site manager should try to resolve the issue with the community member in a conciliatory manner.	See G166				

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G180	CEMP	Section 10.3.14	<p>If any unexpected heritage item is discovered during maintenance and construction works, the following must be taken into consideration:</p> <p>Indigenous heritage:  - Should any deposit, artefact or material evidence (including skeletal remains) of Aboriginal and Torres Strait Islander origin be found, Taylor and subcontractors shall cease all construction works that might disturb or damage the deposit, artefact or material.  - The Project Manager will notify the client immediately, who will then consult the relevant government department (i.e., DECCW - National Parks and Wildlife Services)</p> <p>Historic heritage – historic (non-Aboriginal):  - Should any item which is suspected to be of historical heritage value be encountered, Taylor and subcontractors shall cease all construction works that might disturb or damage the item.  - The Project Manager will notify the client immediately, who will arrange for an officer from the relevant government heritage department to be consulted.</p>	03/04/2023: Interview - Taylor (DF) stated no unexpected finds for indigenous heritage or historical heritage has been encountered.				
G181	CEMP	Section 10.3.15	TCG will engage specialty consultants to provide advice regarding the light type and locations to ensure compliance to this clause.	03/04/2023:- Taylor (BL) stated no lighting installed to date.				
G182	CEMP	Section 10.3.16	- As required by the SSDA for the project, TCG will during the demolition and construction phases have an acoustic barrier installed adjacent to 39 Bancroft Avenue and a Noise and Vibration monitor installed at locations to be confirmed by the acoustic consultant. - A Vibration Monitor is to be installed adjacent to boundary with 31 Bancroft Avenue at a location to be confirmed.	03/04/2023: Observation: - Vibration monitors observed within the site building and on the eastern boundary. - Acoustic barrier observed adjacent to 39 Bancroft Avenue.				
G183	CEMP	Section 11.1	Emergency response posters and flow charts are to be posted in the site and induction office, WHS notice boards, in crib rooms and other areas of the site as required.	03/04/2023: Observation - Emergency response posters and flow charts observed on site office and at the bottom of scaffold.				
G184	CEMP	Section 11.2	- Site environmental incidents must be reported to the Project / Site Manager as soon as practically possible. In addition, any major environmental incidents must also be reported to the HSE Manager in accordance with the Incident Reporting and Investigation Procedure QSE-OP-05. - Incident Reports must be completed and forwarded to the HSE manager within 24 hours and must be kept for a minimum of five (5) years. Environmental incidents that cause, or threaten to cause, material environmental harm must be reported to the Appropriate Regulatory Authority (ARA, the local council in which the project is located) as soon as practicable following the incident. This would include any spillage or leak of substances that cause water or land pollution. - All environmental incidents that cause, or could potentially result, in an environmental harm are to be investigated, and corrective actions implemented following the investigation. - Depending on the seriousness of the incident, key site personnel, the HSE Manager, witnesses, etc. should be consulted on the investigation and in determining appropriate corrective or preventive actions.	03/04/2023: No incident has been reported to date.	Please see item G30.			
G185	CEMP	Section 12.1	Site environmental inspections are to be undertaken weekly using SE-F-02 HSE Inspection Checklist to ensure that environmental hazards are recognised and can be promptly rectified. Additional environmental issues may be added to the site HSE inspection form as required.	03/04/2023: Record sighted: - Hammertech HSE Inspections issued to Taylor and all trades via Hammertech. Inspection is conducted by Taylor.				

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G186	CEMP	Section 16	- Audits of the Environmental Management System will be conducted regularly to ensure the system is appropriately in place and implemented. - As part of the audit program, audits will also be undertaken on project sites for compliance to the requirements of the Project Environmental Management Plans. - Audits should be undertaken by suitably experienced auditors. Projects that have duration of more than six months will have at least one audit against the PEMP and, after the six months, will be audited at least once per year. This will generally be undertaken as an integrated audit in conjunction with the Project Safety Plan and Project Management Plan (Quality). Projects with high-risk activities or that performed poorly at the initial audit may be audited at a higher frequency. The HSE Manager is responsible for coordinating project audits.	03/04/2023: Interview: - Taylor (BL) stated that audit of the EMS is generally conducted once a year, however review of CEMP is conducted every 6 months.				
G187	CEMP	Section 17	This Environmental Management Plan must be reviewed by the project manager in consultation with the project team and HSE manager whenever any major change occurs on the site that may have an impact on the environment, or at least twice (every six months) during construction.	03/04/2023: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP' reviewed version) Interview : - Taylor (BL) indicates that the current CEMP is the reviewed version, however Geosyntec noted that the file date is unchanged.				
G188	CTPMP	Section 4.2	- In accordance with Transport for NSW (TfNSW) requirements, all vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. - All subcontractors must be inducted by the lead contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site. - The lead contractors will monitor the roads leading to and from the site and take all necessary steps to rectify any road deposits caused by site vehicles. - Vehicles operating to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. - No tracked vehicles will be permitted or required on any paved roads. - Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.	03/04/2023: Record sighted: - Induction records (JJA (Chalouhi), JA (Taylor)). JA's induction is incomplete (pending on Green Star).  03/04/2023: Observation: - Public road was observed to be clean and with no obstruction. - Truck loads are covered.				
<b>Construction Traffic Pedestrian Management Plan</b>								
G189	CTPMP	Section 4.3	- Major concrete pours and crane/plant erection and dismantle will only take place during school holiday periods where possible. - Fixed cranes, excavation plants as well as piling plants will enter the site after hours via Bancroft Avenue with appropriate traffic control.	03/04/2023: Interview: - Taylor (BL) stated that crane loads from Bancroft Avenue. - Concrete pours are not proposed to occur only outside the school holiday.	<b>Recommendation:</b> <b>This item should be amended from the CTPMP to allow concrete pour outside school holiday.</b>			
G190	CTPMP	Section 4.6	All access gates to the site will be managed by gate controllers to ensure the safe management of the access and egress to the site and its interaction with non-construction traffic on the road network.	03/04/2023: Observation: - Traffic controllers were observed during the audit.				

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G191	CTPMP	Section 4.7	<ul style="list-style-type: none"> <li>- During the construction stage, a Works Zone is required on Bancroft Avenue for delivery trucks and concrete trucks. Unloading of materials and excavation plants will occur within the Works Zone. Construction vehicles will not access the site via Recreation Avenue at this stage.</li> <li>- Gate controllers will be utilised to safely manage access and egress from the site at all times.</li> <li>- Traffic Controllers will be utilised to safely manage access and egress from the Works Zone.</li> </ul>	03/04/2023: Observation <ul style="list-style-type: none"> <li>- Work zone was observed on the road.</li> <li>- Traffic controller was observed on Recreation Ave entrance.</li> </ul>				
G192	CTPMP	Section 4.8	<ul style="list-style-type: none"> <li>- A Works Zone is proposed on Bancroft Avenue. The Works Zone operational hours are expected to align with the hours of work:               <ul style="list-style-type: none"> <li>- 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>- 8am and 1pm, Saturdays.</li> </ul> </li> <li>- Work Zone applications will be submitted as part of the Detail Construction Traffic Management Plan.</li> </ul>	03/04/2023: Observation <ul style="list-style-type: none"> <li>- Work zone was observed on the road.</li> </ul>				
G193	CTPMP	Section 4.9	<ul style="list-style-type: none"> <li>- Pedestrian access to and around the site is to be maintained at all times.</li> <li>- To provide segregation and protection for pedestrians, it is proposed a 2.4m high Class A hoarding is to be erected along the site boundary. This fencing will define the extent of the works site</li> <li>- Pedestrian access to the site will be via two designated pedestrian gates and the exact location of these gates will be determined during the CC process.</li> <li>- All access points are to be securely locked when construction activities are not in progress.</li> </ul>	03/04/2023: Observation: <ul style="list-style-type: none"> <li>- Pedestrian access was maintained.</li> <li>- Class A hoarding was observed.</li> <li>- Access points were locked.</li> </ul>				
G194	CTPMP	Section 4.10	<ul style="list-style-type: none"> <li>- Whilst not anticipated, any oversized vehicle that is required to travel to the site will be dealt with separately, with the submission of required permits to and subsequent approval by Council prior to any delivery. Requests shall be submitted 28 days prior to the scheduled date of use of an oversized vehicle.</li> </ul>	03/04/2023: Interview: <ul style="list-style-type: none"> <li>- Taylor (BL) stated that oversized vehicle was not anticipated.</li> </ul>				



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G195	CTPMP	Section 4.11	<ul style="list-style-type: none"> <li>- All site personnel are to be advised that they are not to park in the on-street parking in the vicinity of the development site. For the purposes of this project we have nominated that no parking should occur within 300 metres of the site as shown in the following image.</li> <li>- The prohibition of parking will be communicated to the subcontractors throughout the entire process.</li> <li>- The subcontractor's scope of works will have the parking strategy in it which includes off limit areas.</li> <li>- These same requirements will also be communicated in the subcontract itself, on site induction for all workers and through signage on site.</li> <li>- To minimise the required parking, the contractor will be encouraged to assist in the transportation of workers to the site. The following outlines the methods to be adopted to "effectively manage and monitor construction parking issues that may occur" : <ul style="list-style-type: none"> <li>- The parking restrictions and a public transport information pack is to be provided to all staff and contractors as part of the induction, advising them of the public transport options available.</li> <li>- Site personnel will be advised to car pool (where ever practicable). Carpooling can be encouraged in the tender interview process, as a part of the "transport information pack" and also input in the scope of works as a preferred method of transport over individual vehicle transport.</li> <li>- The parking restrictions and transport options will be discussed in the daily tool box talks.</li> <li>- Monthly spot checks of the on-street parking activity by the contractor. Any non-conformances either through complaints or spot checks can be tracked in a register to identify patterns (i.e. repeat offenders) who can be addressed accordingly, and contractually.</li> <li>- Consultation will be undertaken with the local community and complaints managed in accordance with the 'Approved Community Consultation Strategy' which has been prepared in accordance with Consent Condition B8 and approved by the Department on 10 June 2022 (ref: SSD-9912-PA-1).</li> </ul> </li> </ul>	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- Map to show location of staff parking was observed in office.</li> </ul> <p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- A number of complaints were registered on construction workers parking within the exclusion zone. Taylor (BL) stated that they continuously provide information during induction and toolbox talks.</li> </ul> <p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that they have someone who conducts regular inspection of construction workers parking within the exclusion zone, but cannot confirm every vehicle as they do not have a register for all vehicles.</li> </ul>	While there have been several complaints on workers parking within the exclusion zone, the Auditor considers that Taylor has done what is practicable to inform workers not to park within the exclusion zone, noting the difficulty to identify all vehicles associated with construction staff.			
G196	CTPMP	Section 4.12	<ul style="list-style-type: none"> <li>- As discussed in Section 4.9, to provide security to the works site and protection to the general public, it is proposed that a 2.4m high, Class A hoarding is to be erected along the development site boundary.</li> <li>- This fencing will define the extent of the works site.</li> <li>- All access points are to be securely locked when construction activities are not in progress.</li> <li>- The exact locations of the access points are to be agreed on site, prior to commencement of the works.</li> </ul>	See item G193				
G197	CTPMP	Section 4.15	Access to all adjoining properties will be maintained throughout the works.	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- Access to adjoining properties was observed to be unaffected by development.</li> </ul>				
G198	CTPMP	Section 4.16	Any workers required to undertake works or traffic control within the public domain shall be suitably trained and will be covered by adequate and appropriate insurances. All traffic control personnel will be required to hold TfNSW accreditation in accordance with Section 8 of Traffic Control at Worksites.	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech record: Work Health &amp; Safety Traffic Control Work for NC (traffic controller).</li> </ul>				
G199	CTPMP	Section 4.17	<ul style="list-style-type: none"> <li>- During construction the contractor shall each morning, prior to work commencing, ensure all signage is erected in accordance with the TGS and clearly visible.</li> <li>- Each evening, upon completion of work, the contractor is to ensure signage is either covered or removed as required.</li> <li>- Sign size is to be size "A".</li> <li>- No deviation from the approved TGS shall be permitted, unless otherwise approved by Council and certified by an TfNSW accredited personnel.</li> <li>- The associated TGS road signage will inform drivers of works activities in the area including truck movements in operation.</li> <li>- Prior to commencement of works on site the contractor is to inform neighbouring properties of proposed works and provide site contact information by means of a letter box distribution.</li> </ul>	<p>03/04/2023: Observation:</p> <ul style="list-style-type: none"> <li>- Traffic plan was observed in site office.</li> <li>- Traffic signage was observed.</li> </ul> <p>Reviewed during previous audit and assessed as compliant.</p> <p>12/10/2022: Interview:</p> <ul style="list-style-type: none"> <li>- Roseville College (LE) stated that letter box distribution is conducted.</li> <li>- Taylor (BL) stated CTPMSP is communicated to contractors as they commence.</li> </ul>				

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<b>Construction Noise and Vibration Management Sub-Plan</b>								
G200	CNVMP	Section 8.1	<p>In light of the above assessment, and to mitigate any potential noise impacts from the development, we recommend the following management controls be implemented:</p> <ul style="list-style-type: none"> <li>- The scheduling of construction activities should be undertaken to reasonably minimise noise impacts to all surrounding residents. Respite periods are conducted as per SSD consent.</li> <li>- Community consultation is proposed be undertaken throughout the construction process. In this regard regular letterbox drops detailing site progress and scheduled works is proposed. In particular, these should detail the extent and times of rock hammering which is planned to be undertaken.</li> <li>- Quiet work methods/technologies adopted.</li> <li>- Materials handling/vehicles: <ul style="list-style-type: none"> <li>o Trucks and forklifts in general use on site are to use a non-tonal reversing beacon where possible (subject to OH&amp;S requirements) to minimise potential disturbance of surrounding receivers.</li> <li>o Avoid careless dropping of construction materials into empty trucks.</li> <li>o As per Condition C13, trucks are not to arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.</li> <li>o Trucks, trailers and delivery vehicles are to turn off engines when idling to reduce noise impacts (unless required for concrete pumping or similar).</li> <li>o Deliveries should use straps in place of chains for handling materials wherever possible.</li> </ul> </li> <li>- A conscientious effort should be made to avoid works near the nearest sensitive receivers (R4 when occupied and C1) wherever feasible. Compounding various high generating activities simultaneously near receivers should be avoided where possible.</li> <li>- Unnecessary shouting should be avoided on site, and appropriate signage should be installed to remind workers of their responsibility to reduce noise impacts where feasible. Loud music from radios and stereos should not be permitted.</li> <li>- When selecting construction equipment to be used on the project, the noise levels of plant and equipment should be considered, whereby equipment selected</li> <li>- Complaints handling: <ul style="list-style-type: none"> <li>o An after-hours contact number is displayed outside of the building site, so that in the event that surrounding development believes that a noise breach is occurring, they may contact the site.</li> <li>o In the event of complaint, the procedures outlined in Section 8 are adopted.</li> </ul> </li> <li>- Maximum delivery vehicle speed of 10km/h through service road.</li> <li>- Site Induction: <ul style="list-style-type: none"> <li>o A copy of the Noise Management Plan is to be available to contractors. The location of the Noise Management Plan should be advised in any site induction.</li> <li>o Site induction should also detail the site contact to be notified in the event of noise complaint.</li> </ul> </li> </ul>	<p>03/04/2023: Observation</p> <ul style="list-style-type: none"> <li>- No unacceptable noise was observed during the audit.</li> <li>- No complaint on noise was received to date.</li> </ul> <p>Reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Interview:</p> <ul style="list-style-type: none"> <li>- Roseville College (LE) stated that letter box distribution is conducted.</li> <li>- CNVMP is provided in contracts for contractors.</li> </ul> <p>12/10/2022: Record sighted:</p> <ul style="list-style-type: none"> <li>- Site induction material includes noise.</li> </ul>				

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G201	CNVMP	Section 8.1.1	<p>- During the demolition, excavation and piling stage, vibration monitoring is recommended to be conducted along the western and eastern boundary of the project site. AL also recommends that if any complaint relevant to vibration is made by any other surrounding receivers, vibration monitoring be undertaken to monitor vibration levels at sensitive receivers.</p> <p>- Monitor locations are recommended to be regularly discussed and reviewed together by both the builder and the relevant stakeholders to ensure monitors follow the path of construction activities.</p> <p>- Vibration monitoring (attended or unattended) can also be conducted at other surrounding residential/commercial receivers if Complaints arise.</p> <p>- in the event multiple events exceeding the nominated trigger levels are recorded, all data recorded by the monitor is to be reviewed and forwarded to a nominated representative of the building contractor. It is proposed that reports are to be provided at regular intervals (e.g. fortnightly), with any exceedance in the nominated vibration criteria documented.</p> <p>- A fortnightly report will be submitted to the client via email summarising the vibration events. The vibration exceedance of criteria is recorded, and the report shall be submitted within 24 hours. Complete results of the continuous vibration logging will be presented in fortnight reports including graphs of the collected data.</p> <p>- The following personnel will receive alarms in the event that the nominated vibration trigger level of 75% are exceeded at the site:</p> <ol style="list-style-type: none"> <li>1. Acoustic consultant/advisor.</li> <li>2. Project site foreman.</li> <li>3. Project Manager.</li> </ol>	<p>03/04/2023: Observation:</p> <p>- Vibration monitors observed within the site building and on the eastern boundary.</p> <p>03/04/2022: Record sighted:</p> <p>- Acoustic Logic monthly Vibration and Noise Monitoring Reports for October 2022 to February 2023 indicates that site is within vibration and noise criteria. Exceedances identified are due to proximity of work to the sensor/monitor.</p>				
G202	CNVMP	Section 8.2	<p>Other noise management practices which may be adopted are discussed below (see Sections 8.2.1 to 8.2.5 which summarise a range of possible mitigation measures). In addition, notification, reporting and complaints handling procedures should be adopted as recommended in section in this report.</p>	<p>03/04/2023: Interview:</p> <p>- No other noise management practices adopted to date. Taylor (BL) stated that noise management is conducted through respite periods and timing of conducting noisy works.</p>				
G203	CNVMP	Section 10.1	<p>The objective in undertaking a consultation process is to:</p> <ul style="list-style-type: none"> <li>- Inform and educate the groups about the project and the noise controls being implemented.</li> <li>- Increase understanding of all acoustic issues related to the project and options available.</li> <li>- Identify group concerns generated by the project, so that they can be addressed.</li> <li>- Ensure that concerned individuals or groups are aware of and have access to the Site Complaints Register which will be used to address any construction noise related problems should they arise.</li> </ul> <p>To ensure that this process is effective, regular scheduled meetings may be required for a finite period, until all issues have been addressed and the evidence of successful implementation is embraced by all parties.</p> <p>An additional step in this process is to produce a newsletter informing nearby residents of upcoming activities that are likely to generate higher noise/vibration levels.</p>	<p>03/04/2023: Interview:</p> <p>- Taylor (BL) stated that regular communications are conducted to adjacent neighbour at 39 Bancroft Avenue</p> <p>Reviewed in previous audit and assessed as compliant:</p> <p>12/10/2022: Interview:</p> <p>- Roseville College (LE) stated that community consultation was conducted in accordance with the Community Communication Strategy Communications, including bulletin, letter drop ins.</p>				

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G204	CNVMP	Section 10.2	<p>If a noise complaint is received the complaint should be recorded on a Noise Complaint Form. The complaint form should list:</p> <ul style="list-style-type: none"> <li>- The name and address of the complainant (if provided).</li> <li>- The time and date the complaint was received.</li> <li>- The nature of the complaint and the time and date the noise was heard.</li> <li>- The name of the employee who received the complaint.</li> <li>- Actions taken to investigate the complaint, and a summary of the results of the investigation.</li> <li>- Required remedial action, if required.</li> <li>- Validation of the remedial action.</li> <li>- If necessary, setup vibration monitoring at the location representing the nearest affected vibration receiver, with alarm device which can inform the project manager on site if the vibration exceedance happened.</li> <li>- Summary of feedback to the complainant.</li> </ul> <p>The investigation of a complaint shall involve where applicable:</p> <ul style="list-style-type: none"> <li>- noise measurements at the affected receiver. an investigation of the activities occurring at the time of the incident.</li> <li>- inspection of the activity to determine whether any undue noise is being emitted by equipment; and</li> <li>- Whether work practices were being carried out either within established guidelines or outside these guidelines.</li> </ul>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Complaint record indicated 1 noise complaints on 12 December 2022, which is discussed in the main report.</li> </ul>	The Auditor considers the noise complaint has been adequately addressed by Taylor.			
G205	CNVMP	Section 10	<p>Where noise monitoring is undertaken (either by attended short term measurements or long term unattended noise monitoring), it should be conducted at a practical location representative of the impact to nearby noise sensitive receivers. Where this is not possible, noise measurements of construction processes should be taken such that noise levels can be accurately predicted to receivers. Any reporting of noise measurement results may include the following information:</p> <ul style="list-style-type: none"> <li>- The date and time that the measurements were undertaken;</li> <li>- The location of measurements, noise receivers and construction processes. A site map should be included for clarity.</li> <li>- A description of the construction processes being undertaken during the measurement period.</li> <li>- The measured noise construction noise levels, and the noise level at the façade of nearby receivers (if noise levels are predicted).</li> <li>- A comparison to the NSW EPA Interim Construction Noise Guideline noise management levels.</li> </ul>	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Acoustic Logic monthly Vibration and Noise Monitoring Reports for October 2022 to February 2023 indicates that site is within vibration and noise criteria. Exceedances identified are due to proximity of work to the sensor/monitor.</li> </ul> <p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that ongoing noise monitoring has ceased.</li> </ul>				
<b>Construction Waste Management Sub-Plan</b>								
G206	CWMP	Section 4	<ul style="list-style-type: none"> <li>- The site manager shall provide on-site briefing via induction of appropriate separation, handling, recycling, re-use and return methods to be adopted by all parties and at appropriate stages of the project.</li> <li>- Toolbox talks will be carried out regularly on waste issues and all subcontractors will be expected to attend. These toolbox talks are aimed at providing employees and subcontractors with the necessary information and instruction regarding waste management so that they understand the importance of the role they play and feel motivated to work together toward the same goals.</li> </ul>	<p>03/04/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Induction material included liquid waste requirement.</li> </ul>				
G207	CWMP	Section 5.4	All hazardous or dangerous materials found or to be used during the demolition and construction phases must be handled and disposed of by competent persons only, in accordance with the EPA NSW guidelines	<p>03/04/2023: Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that no hazardous waste was encountered during the audit period.</li> </ul>				

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G208	CWMP	Section 5	A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. Monitoring must take place to ensure contamination of segregated skips does not occur. The type of surplus materials being produced must be continually reviewed and site set-up modified where possible to maximise reuse and recycling. The use of landfill will be the last resort. Table provided in Section 5.6 specifies management requirements for specific types of waste	<p>03/04/2023: Record sighted:</p> <ul style="list-style-type: none"> <li>- Bingo Monthly Waste Report for January 2023 - February 2023.</li> <li>- Truck run sheets for November 2022 to March 2023 shows that: <ul style="list-style-type: none"> <li>a. VENM/Sandstone excavated were transported to AWJ, Marsden Park, Pemulwuy, Leppington, Box Hill, Eastern Creek, Maroubra, Austral, Wentworth Point, Werrington, Riverstone, St Peter's, St Peter's gateway, with an Approved Notice Under Section 143 to receive VENM.</li> <li>b. Concretes were transported to Camelia, Boral, Met Recycling, and Bingo.</li> </ul> </li> </ul> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) : No soil waste (other than VENM) was generated during this Audit period</li> </ul>				
<b>Community Consultation Strategy</b>								
G209	CCS	Table 4	<ul style="list-style-type: none"> <li>- The following communication channels have been made available to all stakeholders over the course of the project and will continue to be available through construction and operation of the SWELL Centre: <ul style="list-style-type: none"> <li>• Roseville College's news webpage and project webpage</li> <li>• Roseville College's telephone number 9884 1100 and email address enquiries@roseville.nsw.edu.au</li> </ul> </li> <li>- A complaints register will be published on the College's project webpage at the beginning of each month to include new complaints received the previous month.</li> <li>- A monthly construction notification will be available to stakeholders on the project webpage and distributed in letterboxes of nearby residents to provide information about or relevant to the development.</li> <li>- Unexpected finds of contamination on site during construction will be communicated to stakeholders as legislated and via a works notification letter to nearby residents and the school community, which would include information about the nature of contamination and the methods to contain it and/or remediate it.</li> <li>- Unexpected finds on site during construction will be communicated to stakeholders as legislated and via a works notification letter to nearby residents, Registered Aboriginal Parties, local non-Aboriginal heritage groups, and the school community, which would include information about the find and safeguarding methods.</li> <li>- The College will include information on its project webpage and in relevant works notification to nearby residents about the measures to manage high noise generating works and the consultation that occurred to manage those works.</li> <li>- Before the start of construction, the College will distribute a works notification to nearby residents about the anticipated high noise generating works and the proposed control methods. Nearby residents will be invited to comment on those measures over a one-week period, prior to the start of construction.</li> <li>- Before the start of construction, consult the owners of 39 Bancroft Avenue about tree planting at the eastern site boundary (including tree species selection). This consultation has been completed and the consent condition satisfied.</li> <li>- Should complaints be made by adjoining landowners and nearby residents about outdoor lighting during operation of the centre, the College will write to the individual to offer a meeting to discuss and agree proposed mitigation measures to reduce impacts to an acceptable level.</li> </ul>	<p>03/04/2023:</p> <ul style="list-style-type: none"> <li>- Observation: <ul style="list-style-type: none"> <li>- Roseville College's news webpage and project webpage, telephone number, email address, construction work notice, scheduled works, and complaint register are provided and still present</li> <li>- Roseville College's news webpage and project webpage, telephone number, email address, construction work notice, scheduled works, and complaint register are provided and still present</li> </ul> </li> <li>Assessed in previous audit: <ul style="list-style-type: none"> <li>12/10/2022: Record sighted: <ul style="list-style-type: none"> <li>- Roseville College (28 April 2022), Letter to Mr Wayne Leamon at 39 Bancroft Ave, Roseville address the condition B26 (consult with the owners of the residential property at 39 Bancroft Avenue regarding tree planting at the eastern boundary of the site, including species selection).</li> </ul> </li> </ul> </li> <li>Interview: <ul style="list-style-type: none"> <li>- (EZ) stated that complaint register is uploaded to the project webpage on the second week of the month to include new complaints received the previous month.</li> <li>- Construction notification Roseville College (LE) stated that letter box distribution is conducted.</li> <li>- Taylor (DF) and EPM (EZ) stated that there were no complaints received regarding outdoor lighting.</li> <li>- Taylor (DF) stated that site manager regularly communicated the proposed work with occupier of 39 Bancroft Avenue.</li> <li>- Roseville College (LE) stated that regular communications (through letter drops, etc.) are provided to nearby residents.</li> </ul> </li> </ul>				

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<b>Construction Soil and Water Management Report</b>								
G210	CSWMR	Section 2.3, 4.2, 4.4	<ul style="list-style-type: none"> <li>- Establish sediment fencing to the downstream perimeter of the zone of disturbed works to prevent sediment-laden water from entering Bancroft Avenue and other properties</li> <li>- Installation of stabilised construction entry and exit grids to prevent construction vehicles from tracking debris into adjacent authority roadways and stormwater systems</li> <li>- Construction of cut off drains to minimise generation of sediment-laden and silt-laden water by managing water runoff velocities.</li> <li>- Protection of materials stockpiles by suitable wind protection fencing and/or temporary covering of stockpiles</li> <li>- Protection of existing and recently constructed surface inlet pits with temporary sediment traps using geotextile filter fabric and sandbags</li> <li>- Protection of existing and recently constructed overland flow paths with vegetated ground cover</li> <li>- General expedited revegetation and stabilisation of exposed earthworks to prevent sedimentation of stormwater runoff</li> <li>- Sediment fence should be placed as close as possible to parallel to the site contours to ensure surface flows are intercepted by the fence. The fence shall be installed minimum 200mm below the soil surface to ensure water does not bypass the fence.</li> <li>- Stockpiles shall be placed in a hazard-free area including footpaths, roadways, waterways, and floodway. Stockpile height shall be limited to 2 metres. All delivery drivers shall be notified of the designated stockpile areas to deliver building materials on site. Stockpile losses can be minimised with the use of covers. A sediment fence is to be provided around the stockpiles.</li> </ul>	<p>03/04/2023: Observation</p> <ul style="list-style-type: none"> <li>- Sediment fence observed along the northern, eastern and southern boundaries (noting that eastern and southern boundaries comprise low points) and the northern boundary sediment fencing only occurred adjacent to the TPZ.</li> <li>- No sediment observed on the stormwater grate along Bancroft Ave, noting this comprised high point of the site.</li> </ul>				
G211	CSWMR	Section 6	<p>Each of the following response agencies needs to be informed of pollution incidents quickly, so action can be coordinated to prevent or limit harm to the environment and human health generally (In the event of leaks, spills and other pollution incidents).</p> <ul style="list-style-type: none"> <li>- The appropriate regulatory authority (ARA)</li> <li>- Environment Protection Authority (EPA) if they are not the ARA</li> <li>- Ministry of Health</li> <li>- SafeWork NSW (formerly WorkCover)</li> <li>- local authority, if they are not the ARA</li> <li>- Fire and Rescue NSW</li> </ul>	See Item G30				

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G212	CSWMR	Section 7	<p>a) Site inspection and monitoring shall be undertaken in accordance with section 6.17 and 7.4 of the Best Practice Erosion and Sediment Control Document (IECA, 2008).</p> <p>b) Best practice site management requires all CSWMP measures to be inspected at the following intervals and include the following checks as a minimum:</p> <ul style="list-style-type: none"> <li>• Daily – when rain is occurring</li> <li>- all drainage, erosion and sediment control measures;</li> <li>- occurrence of excessive sediment deposition (whether on-site or off-site);</li> <li>- all site discharge points.</li> <li>• Weekly – (even if work is not occurring on site)</li> <li>- all drainage, erosion and sediment control measures;</li> <li>- occurrence of excessive sediment deposition (whether on-site or off-site);</li> <li>- occurrences of construction materials, litter or sediment placed, deposited. Washed or blown from the site, including deposition by vehicular movements;</li> <li>- litter or waste receptors;</li> <li>- oil, fuel and chemical storage facilities.</li> <li>• Within 24 hours prior to expected rainfall</li> <li>- all drainage, erosion and sediment control measures;</li> <li>- all temporary flow diversion and drainage works;</li> <li>• Within 18 hours of a rainfall event of sufficient intensity and duration to cause on-site runoff.</li> <li>- all drainage, erosion and sediment control measures;</li> <li>- occurrence of excessive sediment deposition (whether on-site or off-site);</li> <li>- occurrences of construction materials, litter or sediment placed, deposited. Washed or blown from the site, including deposition by vehicular movements;</li> <li>- occurrence of excessive erosion, sedimentation, or mud regeneration around the site office, carpark and material storage areas.</li> </ul> <p>c) A weekly inspection report shall be maintained for record-keeping which shall include a checklist of all sediment and erosion control items with date-stamped photographs, a record of non-conformance or defects, details of maintenance and amendments made to achieve/maintain required treatment/performance, and any erosion and sedimentation control failure.</p>	<p>03/04/2023:</p> <ul style="list-style-type: none"> <li>- Weekly inspections record is cited in Hammertech HSE Inspections issued to Taylor and all trades via Hammertech. Inspection is conducted by Taylor.</li> </ul> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Taylor (BL) stated that on rainy day and days with predicted rain, the site is checked prior start work to ensure site drainage, erosion and sediment control measures are in place. The daily check is not formally recorded.</li> <li>- Chalouhi daily prestart week ending 2/4/2023.</li> </ul>				



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