

**INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT**



27-29 and 37 Bancroft Avenue, Roseville

The Anglican Schools Corporation
15 November 2024

AU122160 R5

Quality Management

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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 approximately 5,900m².

This audit is the fifth 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)¹ State Significant Development Approval (SSD 9912) ('SSD Approval') issued 18 June 2021 and its subsequent modifications.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 24 October 2024.

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 = 87 items
- Number of non-compliances = 2 items
- Number of non-triggered = 66 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 = 48 items
- Number of non-compliances = 0 item
- Number of non-triggered = 9 items

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

¹ Now Department of Planning, Housing and Infrastructure (DPHI)

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Glossary

Term	Description
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
DPHI	NSW Department of Planning, Housing and Infrastructure (previously DPIE or DPE)
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 DPHI or delegate.
NSW CoA	NSW DPHI 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.

Term	Description
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
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"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects. • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

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 5,900m².

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.

As per the SSD 9912, 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"> • Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) • BE (Chemical) • PhD (Chemical Engineering)
Lia Young	Auditor Assistant <ul style="list-style-type: none"> • BE (Chemical) • PhD (Chemical Engineering)

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 fifth Construction Audit, completed within 26 weeks of the third Construction Audit (which was inspected on 4 April 2024 and reported on 17 May 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)² State Significant Development Approval (SSD 9912) ('SSD Approval') issued on 18 June 2021, and its subsequent modifications, 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

² Now Department of Planning, Housing and Infrastructure (DPHI)

(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 5,900m² 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 audit period is stipulated in Section 1.5 below.

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 DPHI, 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 fifth IEA for the site and covers the review of environmental documentation and records for site activities from 4 May 2024 (last site inspection) to 24 October 2024 (current site inspection).

This IEA has been completed within the period of 26 weeks from the previous construction IEA (17 May 2024) which is consistent with requirements of IAPAR 2020.

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. Dylan Massad from Taylor and Mario Kamel from EPM also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPHI

The Audit team was approved by DPHI in a letter dated 3 October 2024. A copy of the correspondences is attached in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Audit scope was prepared in general accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems, which is listed in Section 1.4 and documented in the Audit Table provided in Appendix F.

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 24 October 2024. 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 with 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 25 October 2024. 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. The closing meeting email provided preliminary findings of the Audit.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 13 November 2024.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 15 November 2024.

2.4 Interviews

The following construction project personnel were interviewed during the Audit onsite:

- Mario Kamel (EPM – Project Coordinator)
- Ben Langshaw (Taylor – Site Manager)
- Dylan Massad (Taylor – Senior Project Engineer)

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim on 24 October 2024, accompanied by the Site Manager, Ben Langshaw of Taylor. The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DPHI and Ku-ring-gai Council (Council) via 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) and 25 January 2024 (Mod 2).
B8 (Community Communication Strategy)	Australian Public Affair (March 2022) Community Communication Strategy.
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.
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 (16 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 = 87 items
- Number of non-compliances = 2 items
- Number of non-triggered = 66 items

In addition, assessment of 57 items of 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 = 48 items
- Number of non-compliances = 0 item
- Number of non-triggered = 9 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 ID	SSD Condition No.	Details of Non-Compliance	Recommendations
G6	A6	This condition has been considered non-compliant since the last Audit period because the number of student has marginally exceeded the limit of 1000, before the requirement in SSD Condition A7 is met.	The Auditor notes that this non-compliance has been notified to the Planning Secretary prior to the commencement of the 2024 school year.
G7	A7	This condition has been considered non-compliant since the last Audit period because the number of student has marginally exceeded the limit of 1000, before an occupation certificate for the basement carpark in the Sport and Wellbeing Centre has been obtained and the capacity of the school pick-up and drop-off zone along Victoria Street has been increased to accommodate a minimum of 15 vehicles.	The Auditor notes that this non-compliance has been notified to the Planning Secretary prior to the commencement of the 2024 school year. DPHI has also visited the site following the notification and open a case for the non-compliance.

3.5 Assessment from Previous Audits

Details of recommendations from the previous audit and how they were addressed or adopted are provided in Table 3.3.

Table 3.3. Assessment of Previous Audits

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
A copy of the IEA and EPM response must be submitted to DPHI.	IEA reports and EPM response letters are provided to DPHI.	The Auditor considers this item has been addressed.
A copy of IEA and EPM response must be uploaded to the public website following completion of IEA within 60 days after submitting it to DPHI.	All previous IEA reports and EPM response letters are available in the project website.	The Auditor considers this item has been addressed.

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
Taylor should continue being proactive in informing workers on the parking exclusion zone.	Taylor has been proactive in informing workers on the parking exclusion zone by reminding workers every week about parking restrictions in the toolbox talk and by conducting daily patrols after toolbox. Taylor acted in a timely manner and instructed the relocation of the vehicle as applicable.	The Auditor considers that Taylor has conducted reasonable actions to inform workers on no parking in the exclusion zone. Recommendations: Taylor should continue being proactive in informing workers on the parking exclusion zone. Taylor should consider including the parking requirement (outside the exclusion zone) to be in all toolbox meetings.
Site inspection records following the rain should be documented.	According to Taylor, site inspection is conducted after rain to ensure site drainage, erosion and sediment control measures are in place. However, the daily check is not formally recorded.	Recommendation: Inspection should continue being conducted after the rain. It would be prudent to document these inspections.
The water pumped out from the permanent OSD should be demonstrated that it is acceptable to enter the Council stormwater system. Evidence of the assessment (e.g. photographic evidence, or chemical analysis) should be kept in records	Taylor provided a video of stormwater discharge for this Audit.	The Auditor considers this item has been addressed. Recommendation: Taylor should continue recording evidence of the water quality that is discharged to the Council stormwater system (e.g. photographic evidence, or chemical analysis evidence).

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 DPHI and the Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- Council did not have any comments/concerns regarding environmental matters relating to the project for the fifth independent audit. In the response, Council also stated that Council reviewed the relevant files and there have been no complaints from the public.
- DPHI do not have any additional request beyond the IAPAR and the Consent requirement.

3.9 Complaints and Management of Complaints

Taylor and Roseville College provided a complaint register, which is also available online at the Project website (www.roseville.nsw.edu.au/wellbeing/swell-centre/). Complaint review is provided in Table 3.4.

Table 3.4. Complaint Details

Date Lodged by the school	Nature of Complaint	Taylor's Response (or the school response as indicated)	Auditors Comment
29 April, 4 June, 24 & 26 July, 13 August, and 19 September 2024.	Complaint about vehicles parked in exclusion zone or adjacent streets to the school development site.	<p>A dedicated officer is always on duty from 6.30 – 7 AM to ensure staff park outside the exclusion zone. Taylor confirmed parking issue is addressed in daily briefings and in toolbox meetings.</p> <p>Each time the complaint is received, Taylor reminded workers about parking restrictions in the toolbox talk and contacted the neighbour via email or phone. Daily patrols are timed following the toolbox talk, to promote accountability.</p> <p>When owner/vehicle is identified, Taylor states that they acted in a timely manner, instructing the relocation of the vehicle. Apologies were communicated by Roseville College to the neighbour.</p> <p>New staff are inducted to the no parking requirement. Taylor also states that they conduct high monitoring frequency.</p>	The Auditor considers Taylor's corrective action addressed the nature of complaint to the practical extent.

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 provided in Appendix F and is summarised in Table 3.5.

Table 3.5. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Increase in construction traffic	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	<ul style="list-style-type: none"> • PTC (16 November 2022) Roseville College Student Wellbeing Centre - Construction Traffic and Pedestrian Management Plan (CTPMP) was prepared to manage traffic and pedestrian transport during construction work. • Traffic plan was observed on-site office. • No major occurrence of soil/silt was observed on public roads at the time of the site inspection. • Six complaints received about contractor parking within the exclusion zone. All complaints are assessed in Section 3.9

Environmental Aspect	Requirement	Auditor's Review
	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>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 for this project and that there is now work associated with Council DA within the school, which is not bound by the parking exclusion zone.</p> <ul style="list-style-type: none"> • According to Taylor, traffic controller is brought in as required. • No truck was observed to enter and exit the site at the time of the Audit.
Safety of the public	<ol style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> • 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. • Hoarding was observed to be present around the area except where there was neighbour fence, gate and acoustic fence. • Hammertech record sighted indicates Safework NSW National Licence to perform High Risk Work for crane operator (PFCivil) and telehandler operator. • Council Permit dated 30 September 2024 to open public space for 6 months from the date of the letter. • Notice of Determination of Section 68 Application for Crane/Concrete Pump was sighted.
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, excavation had been completed to natural material and no contaminated materials were identified since the last audit.</p> <ul style="list-style-type: none"> • Fill layer on site had been excavated and validated. Environmental Consultants reports sighted were as follows: <ul style="list-style-type: none"> - 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. - SafeWork NSW (5 August 2022) Notice of Intent to remove non-friable asbestos. - Greencap (15/8/2022) Asbestos Air Sampling & Analysis Report. - P. Clifton (24/8/2022) Asbestos Removal Clearance Certification, Shed Floor Slab at Rear of House at 37 Bancroft Avenue, Roseville NSW. - 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. - Taylor (2022) Roseville College - Contamination Removal Register, which shows material tracking of special waste and general solid waste - recyclable. - Bulk excavation and soil removal work have been completed at the time of the Audit.
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 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"> • ACOR (7 October 2022) Construction Soil and Water Management Report was prepared to manage stormwater, sediment and erosion during construction work. • Based on information from Taylor, since there is no more excavation onsite and that the ground level was mostly paved, the stormwater only comprises water from downpipes. The stormwater is collected within the permanent onsite stormwater detention (OSD) and pumped out to council stormwater as required after confirmation that the water is clear. The OSD tank is not yet connected to the Council stormwater pipes.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> • Sediment fence was no longer present. Coir logs were observed on the downgradient end of the landscaping area. • During the Audit, there was no evidence of sediment entering the stormwater grate on Bancroft Ave and the stormwater grate on Bancroft Ave was observed to be covered by geotextile. • Stockpile observed on site was covered. • Taylor stated that there was no generation of wastewater to date. • Concrete water was collected in a bin, concrete was dried off and disposed offsite. • Based on the site inspection, the site fuel was stored on chemical cabinet located on hardstand, with a spill kit nearby.
<p>Potential for reduced air quality during construction phase</p>	<ol style="list-style-type: none"> 1. Construction Hours to be limited to: <ul style="list-style-type: none"> - 7am to 7pm Monday to Friday - 8am to 5pm Saturdays - No work on Sundays or Public Holidays without permission 2. Haulage trucks to be covered 3. Earthworks to be restricted during high wind periods 4. Watering down of exposed soils 5. Truck shaker grids to be installed at exit points. 	<ul style="list-style-type: none"> • Hammertech sign in and out records indicated that staff generally came just before site work commenced on both weekdays and weekends. Several staff signed off after approved work hours. Discussion with Taylor and EPM indicated that these staff stayed late to do administrative work or were signed out automatically by the system if one failed to sign out prior leaving site. • Taylor confirmed that no site work occurred on Sunday. No work was conducted before or after the approved hours on weekdays/weekend unless the site has approval to do so. • Based on information provided by Taylor, there were no Out-of-hours work approval in this audit period as majority of the concrete pour has been completed. • During the inspection, no truck was observed to enter and leave the site. • Taylor stated that dust mitigation is conducted through water hoses as required, noting that excavation has been completed. • No unacceptable dust was observed at the time of the audit, noting that excavation work was completed at the time of the audit. • Cattle grids were no longer present as the areas accessible by vehicles comprised hardstand only. • No incidents or complaint associated with dust or air quality were reported in this Audit period. • No unacceptable dust was observed at the time of the audit.
<p>Visual or amenity impacts resulting from new built form</p>	<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 DPIE³ 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&A Act.</p>	<ul style="list-style-type: none"> • Approved landscape plans under the SSD Mod 2. • 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, protection if Himalayan Cedar tree, provisions of trees and tall vegetated trellis.
<p>Noise and vibration</p>	<p>No mitigation measures were identified in the EIS.</p>	<ul style="list-style-type: none"> • Noise criteria are defined in Acoustic Logic (20 July 2022) Roseville Anglican College Sports & Wellbeing Centre. Construction Noise and Vibration Management.

³ Now Department of Planning, Housing and Infrastructure (DPHI)

Environmental Aspect	Requirement	Auditor's Review
	The Audit assessed implementation of the mitigation measures provided in the CEMP.	<ul style="list-style-type: none"> Noise and vibration monitoring was conducted within the College premise but ceased in around January and May 2023 respectively, as high noise and vibration activities have ceased. During the site inspection, site activities did not appear to generate excessive noise. Acoustic barrier adjacent to 39 Bancroft Avenue had been removed and replaced with a new fence as landscaping works have commenced. The complaint register for this audit period did not indicate any noise or vibration complaint. No incidents associated with noise were reported to date.
Waste	No mitigation measures were identified in the EIS. The Audit assessed implementation of the mitigation measures provided in the CEMP and SSD.	<ul style="list-style-type: none"> Taylor (July 2021) Site Waste Management Plan. Roseville College – Sport & Wellbeing Centre provides requirements for waste management during construction. Taylor stated that excess concrete was pumped into a bag and disposed of offsite as dry waste. Skip bins were observed to be available on-site where all waste is placed onsite, and then is sorted off-site. Bingo Monthly Waste Report for May - September 2024, indicates segregation, disposal, and recycling.

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 (as applicable).
- Bingo waste reports/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

The key strengths demonstrated in the project include:

- Taylor and EPM have an organised system and record keeping.
- Taylor and EPM demonstrated a high level of understanding of the requirements for environmental management.
- Taylor and EPM provide positive attitude towards recommendations made during the previous audits.

4 Recommendations and Opportunities for Improvements

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

- A copy of this IEA and the Applicant response must be submitted to DPHI by the Applicant.
- A copy of this IEA and the Applicant response must be uploaded to the public website following completion of this IEA within 60 days after submitting it to DPHI.
- Taylor should continue being proactive in informing workers on the parking exclusion zone and include it in every toolbox meeting.
- Site inspection records following the rain should be documented.
- Taylor should continue recording evidence of the water quality that is discharged to the Council stormwater system (e.g. photographic evidence, or chemical analysis evidence).
- Should there is any surplus soil, Taylor should classify surplus soil, fines, or aggregate that needs to be disposed offsite in accordance with NSW EPA (2014) Waste Classification Guidelines.

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

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

Approx. 10 m

Datum: GDA 1994 MGA Zone 56 - AHD

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: <ul style="list-style-type: none"> • 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	15 November 2024


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"> • Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)

	<ul style="list-style-type: none">• BE (Chemical)• PhD (Chemical Engineering)
Name of Support Auditor	Lia Young
Signature	
Qualifications	<ul style="list-style-type: none">• BE (Chemical)• PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	Suite 3.04, 1 York St, Sydney NSW 2000

Appendix C Correspondence

NSW Planning ref: SSD-9912-PA-28

Laura Elder
ANGLICAN SCHOOLS CORPORATION
Gadigal Country
27 Bancroft Avenue
Roseville New South Wales 2069
03/10/2024

Sent via the Major Projects Portal only

Subject: Sport and Wellbeing Centre, Roseville College - Request to Revise Independent Audit Team

Dear Ms Elder

I refer to your post-approval matter, SSD-9912-PA-28, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Sport and Wellbeing Centre, Roseville College, submitted to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 30 September 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C36 of the SSD-9912 as modified (**Consent**) and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR**), as nominee of the Planning Secretary, I endorse the following independent audit team from Geosyntec Consultants Pty Ltd:

- Ms Cheryl Halim – Lead Auditor
- Ms Lia Young – Auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Astrid Christensen, (Compliance Officer) on 9274 6170 or email 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

Cheryl Halim

From: Cheryl Halim
Sent: Thursday, 3 October 2024 9:06 AM
To: 'ssegall@krg.nsw.gov.au'; 'krg@krg.nsw.gov.au'
Cc: Lia Young
Subject: SSD 9912 - 5th Council Consultation for Roseville College 27-29 and 37 Bancroft Avenue, Roseville,

Dear Selwyn,

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 key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental matters relating to the project, that need to be considered as part of the fifth independent audit, which is scheduled on 24 October 2024.

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

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

Sent on behalf of the Lead Auditor (Cheryl Halim).

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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Cheryl Halim

From: Selwyn Segall <ssegall@krg.nsw.gov.au>
Sent: Friday, 4 October 2024 2:40 PM
To: Cheryl Halim
Cc: Lia Young
Subject: SSD 9912 - 5th Council Consultation for Roseville College 27-29 and 37 Bancroft Avenue, Roseville,

You don't often get email from ssegall@krg.nsw.gov.au. [Learn why this is important](#)

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Dr Halim,

Thankyou for to your e-mail dated 3th October 2024, and for allowing Ku-ring-gai Council the opportunity to make comments for your audit of the above development.

Council's engineering, heath, heritage, building, landscaping and planning departments have inspected the project on a number of occasions over the last few months from the public domain while dealing with other DAs and related matters in the immediate vicinity of the Roseville College properties.

No issues in terms of the SSD 9912 for the Roseville College's new Wellness Centre development have arisen. In addition, Council files have not brought up any public complaints at this time.

Therefore, Ku-ring-gai Council has not any comments/concerns regarding environmental matters relating to the above project, that need to be considered as part of the 5th independent audit which is scheduled for the 24th October 2024.

Please feel free to call me on any time on any other related matter on 9424-0888.

Thank you.

Kind regards,

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

From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Sent: Thursday, October 3, 2024 9:06 AM
To: Selwyn Segall <ssegall@krg.nsw.gov.au>; Mailbox Ku-ring-gai Council <krg@krg.nsw.gov.au>
Cc: Lia Young <lia.young@geosyntec.com>
Subject: SSD 9912 - 5th Council Consultation for Roseville College 27-29 and 37 Bancroft Avenue, Roseville,

Dear Selwyn,

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 key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental matters relating to the project, that need to be considered as part of the fifth independent audit, which is scheduled on 24 October 2024.

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

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

Sent on behalf of the Lead Auditor (Cheryl Halim).

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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=====
CONFIDENTIAL COMMUNICATION

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any opinion expressed in this email is that of the author only & does not represent the official view of Ku-ring-gai Council.

=====

AU122160 L14 DPHI Consultation SSD9912 Roseville College 8Oct24

8 October 2024

Astrid Christensen
Department of Planning, Housing and Infrastructure

Via email: compliance@planning.nsw.gov.au

Dear Astrid,

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 Lot100 DP1283300 (previously identified as Lot 2003 DP1084428 and Lot 18 DP5035), 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 (18 June 2021 and subsequent modification). The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval (May 2020) (IAPAR 2020). As required by the IAPAR (2020), we need to conduct consultation with DPHI and other agencies. Please advise if DPHI has any comments/concerns regarding environmental matters relating to the project, that need to be considered as part of the fifth independent audit, which is scheduled for 24 October 2024.

DPHI has previously approved the audit team in a letter dated 3 October 2024 (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 Lead Auditor
(C-464022)
Geosyntec Consultants Pty Ltd**

Attachments: Attachment A – Approval of Audit Team

Attachment A – Approval of Audit Team

NSW Planning ref: SSD-9912-PA-28

Laura Elder
ANGLICAN SCHOOLS CORPORATION
Gadigal Country
27 Bancroft Avenue
Roseville New South Wales 2069
03/10/2024

Sent via the Major Projects Portal only

Subject: Sport and Wellbeing Centre, Roseville College - Request to Revise Independent Audit Team

Dear Ms Elder

I refer to your post-approval matter, SSD-9912-PA-28, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Sport and Wellbeing Centre, Roseville College, submitted to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 30 September 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C36 of the SSD-9912 as modified (**Consent**) and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR**), as nominee of the Planning Secretary, I endorse the following independent audit team from Geosyntec Consultants Pty Ltd:

- Ms Cheryl Halim – Lead Auditor
- Ms Lia Young – Auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Astrid Christensen, (Compliance Officer) on 9274 6170 or email 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

Cheryl Halim

From: Astrid Christensen <astrid.christensen@planning.nsw.gov.au>
Sent: Tuesday, 8 October 2024 1:28 PM
To: Cheryl Halim
Cc: Lia Young
Subject: RE: AU122160 Consultation for Independent Environmental Audit, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 (Att. Astrid Christensen)
Attachments: _Audit+reports+21062024_.pdf

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Hi Cheryl,

Thank you for your email and for the opportunity for consultation.

At this stage, I do not have any additional requests into the scope of the audit beyond the requirements of the Consent and the IAPAR.

However, I ask you to please consider my comments in the Independent Audit Report 4 close-out letter:

Please note NSW Planning's and the IAPAR requires that the audit period, and therefore the closing meeting, should conclude with the final audit inspection, not the date the report is issued. This is to ensure all activities are captured by the audit 'within the reporting period/s.

Please do not hesitate to contact me to discuss the matter further.

Kind regards,

Astrid Christensen
Compliance Officer
Compliance - Metro
Department of Planning, Housing and Infrastructure

P (02) 9274 6170 | **E** Astrid.Christensen@planning.nsw.gov.au |
4PSQ, 12 Darcy Street, Parramatta, NSW, 2150
www.dphi.nsw.gov.au



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

From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>

Sent: Tuesday, October 8, 2024 8:36 AM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Cc: Lia Young <lia.young@geosyntec.com>

Subject: AU122160 Consultation for Independent Environmental Audit, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 (Att. Astrid Christensen)

Dear Astrid,

Please find attached our consultation request for the Independent Environmental Audit for Roseville College, which is scheduled for 24th October 2024. Please let me know if you would like us to include anything else above the SSD requirements, during the audit.

Thank you.

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 D Record of Meeting and Agenda

Independent Environmental Audit – Opening Meeting Agenda

Site: Roseville College

SSD: 9912

Date & Time: 24 October 2024, 8.30am

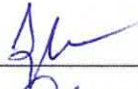




Invitees:

Jordan Graham (EPM)	Dean Fondas (Taylor Construction)	Ben Langshaw (Taylor Construction)
Mario Kamel (EPM)	Cheryl Halim (Geosyntec)	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. The Audit requires us prior to commencing the Audit to conduct 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
Lia Yang	Geosyntec Audit Assistant	
Cheryl Halim		
Dylan Masrad	Taylor	DMasrad
Ben Langshaw	Taylor	
Mario Kamel	EPM Projects	

From: [Cheryl Halim](#)
To: [Jordan Graham](#); [Mario Kamel](#); [Dean Fondas](#); [Ben Langshaw](#); [Dylan Massad](#)
Cc: [Lia Young](#)
Subject: Roseville College 5th IEA Closing meeting - SSD9912 - AU122160
Date: Friday, 25 October 2024 7:55:52 PM
Attachments: [Roseville App F. Audit 5.xlsx](#)

Dear All,

Thank you for participating in the fifth IEA audit conducted on 24 October 2024.

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 information provided 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 approximately 7 November 2024.

Please use the opportunity to provide additional information and rectify any potential non-compliances by 14 November 2024, after which we will issue our final report (due on 17th November 2024).

3. Identified Strengths

Taylor has a very organised system and robust record keeping, which greatly assisted our audit.

During the site audit, Taylor 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 non-compliances since the previous audit:

Items G6 and G7 – The total number of students exceeded the number approved under Condition A6 of the consent. It is noted that Taylor had issued non-compliance notifications of conditions A6 and A7 to the Planning Secretary at the beginning of 2024.

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

5. Outstanding Items in Audit Table

See attached table. Please provide additional records as flagged in yellow before 3rd November 2023 (preferably earlier).

Thank you for your time.

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

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

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Appendix E Photographs

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160


Photo Number: G69	Date: 24/10/2024	
<p>Description:</p> <p>Site notice observed at the gate.</p>		

Photo Number: G87	Date: 24/10/2024	
<p>Description:</p> <p>Tree protection zone within the school area has been removed as landscaping works have begun.</p> <p>Protection was observed on trees on the footpath.</p>		

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G89, G167, G188</p>	<p>Date: 24/10/2024</p>	
<p>Description: Public road was observed to be clean.</p>		

Photograph Log

Client Name:



Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G88, G159, G165, G210</p>	<p>Date: 24/10/2024</p>		
<p>Description:</p> <p>Sediment control observed on the south-eastern corner to prevent sediment migration from the landscaping area.</p> <p>No sediment observed on stormwater grate along Recreation Ave. The grate was observed to be covered by geotextile.</p>			

<p>Photo Number: G90, G168</p>	<p>Date: 24/10/2024</p>		
<p>Description:</p> <p>One stockpile was observed to be covered.</p>			

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G97</p>	<p>Date: 24/10/2024</p>	
<p>Description: Waste observed to be placed in bins.</p>		

Photograph Log

Client Name:




Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G78, G148, G157</p>	<p>Date: 24/10/2024</p>	
<p>Description:</p> <p>Hoarding and fencing were observed along Bancroft Avenue and fencing was observed on Recreation Avenue.</p>		
		

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G78, G148, G157</p>	<p>Date: 24/10/2024</p>	
<p>Description: New fencing has been completed on the eastern boundary bordering 39 Bancroft Avenue.</p>		

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G175</p>	<p>Date: 24/10/2024</p>	 
<p>Description: Flammables cabinet stored on paved area and spill kit was observed.</p>		

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160


Photo Number: G181	Date: 24/10/2024	
Description: Emergency posters were observed in the site office.		

Photo Number: G191, G192	Date: 24/10/2024	
Description: Work zone on Bancroft Ave.		

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G193</p>	<p>Date: 24/10/2024</p>		
<p>Description: Pedestrian pathways were observed to be unobstructed.</p>			

Appendix F Audit Table

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected on 24 October 2024 and prior to issue of Final report for Audit No. 5.	Independent Audit Findings and Recommendations	Compliance Status																																																																																								
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Part A Administrative Conditions																																																																																														
G1	SSD 9912 - Mod2	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 9912 - Mod2	A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	The development are carried out in compliance with the conditions of this consent. Non-compliance is indicated in the respective conditions below, should there be any.																																																																																										
			(b) in accordance with all written directions of the Planning Secretary;	Interview: - Taylor (BL, DM) stated that there has been no written direction from the Planning Secretary																																																																																										
			(c) generally in accordance with the EIS, Response to Submissions and SSD9912 Mod-1; SSD-9912-Mod-2; and	The development is carried out in general accordance with the SSD, EIS and RTS. Non-compliance is indicated in the respective conditions below, should there be any.																																																																																										
			(d) in accordance with the approved plans in the table below:	Record sighted in previous audit: - Group DLA (3 August 2022) Construction Certificate No. GDL 190173 with list of documents submitted as part of the CC.																																																																																										
			<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>J</td><td>Site Plan</td><td>08/12/23</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>L</td><td>Level 3 - Plan</td><td>08/12/23</td></tr> <tr><td>05</td><td>H</td><td>Roof Plan</td><td>08/12/23</td></tr> <tr><td>06</td><td>K</td><td>Elevations North & South</td><td>14/02/22</td></tr> <tr><td>07</td><td>K</td><td>Elevations East & West</td><td>14/02/22</td></tr> <tr><td>08</td><td>K</td><td>Section 01 & 02</td><td>14/02/22</td></tr> <tr><td>09</td><td>L</td><td>Section 03 & 04</td><td>08/12/23</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>G</td><td>Concept Landscape Masterplan</td><td>30/11/23</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>I</td><td>Concept Landscape Planting Plan</td><td>30/11/23</td></tr> <tr><td>EMP05-DA-104</td><td>F</td><td>Living Landscape</td><td>30/11/23</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	J	Site Plan	08/12/23	02	J	Level 1 - Plan	14/02/22	03	K	Level 2 - Plan	14/02/22	04	L	Level 3 - Plan	08/12/23	05	H	Roof Plan	08/12/23	06	K	Elevations North & South	14/02/22	07	K	Elevations East & West	14/02/22	08	K	Section 01 & 02	14/02/22	09	L	Section 03 & 04	08/12/23	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	G	Concept Landscape Masterplan	30/11/23	EMP05-DA-102	F	Detail Plan - Bancroft Avenue	22/04/22	EMP05-DA-103	I	Concept Landscape Planting Plan	30/11/23	EMP05-DA-104	F	Living Landscape	30/11/23	EMP05-DA-105	D	Existing Tree Impact Study	29/10/20	EMP05-DA-106	D	Bancroft Avenue Street Frontage Visual Tree Study	29/10/20			
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G3	SSD 9912 - Mod2	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.	Interview: - Taylor (DM, BL) confirmed that there has been no written direction from Planning Secretary																																																																																										

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G4	SSD 9912 - Mod2	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				
G5	SSD 9912 - Mod2	A5	This consent lapses five years after the date of consent unless work is physically commenced.	Construction work has commenced on 5 August 2022.				
G6	SSD 9912 - Mod2	A6	A maximum of 1,000 students are permitted to be enrolled at the school.	Interview: - EPM (MK) and the school confirmed that the maximum number of student has been increased to 1038. Record Sighted: - EPM (1 December 2023) SSD-9912 Sport and Wellbeing Centre, Roseville College. Conditions A6 and A7 Student Numbers. Letter is a notification of non-compliance to the Planning Secretary on the number of students, which was caused by construction delay. - DPHI conducted a site visit on 12 January 2024 and sent a reply email (15 January 2024) acknowledging the notification and opened an investigation for the case.	This Condition is considered non-compliant because the number of student has marginally exceeded the limit of 1000, before the requirement in SSD Condition A7 is met. However, the Auditor notes that this non-compliance has been notified to the Planning Secretary prior to the commencement of the 2024 school year.			
G7	SSD 9912 - Mod2	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 (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.	Interview: - EPM (MK) and the school confirmed that the maximum number of student has been increased to 1038, noting there was a delay in obtaining the occupation certificate for the basement carpark. Record Sighted: - EPM (1 December 2023) SSD-9912 Sport and Wellbeing Centre, Roseville College. Conditions A6 and A7 Student Numbers. Letter is a notification of non-compliance to the Planning Secretary on the number of students, which was caused by construction delay. - DPHI conducted a site visit on 12 January 2024 and sent a reply email (15 January 2024) acknowledging the notification and opened an investigation for the case.	This Condition is considered non-compliant because the number of student has marginally exceeded the limit of 1000, before the requirement in SSD Condition A7 is met. However, the Auditor notes that this non-compliance has been notified to the Planning Secretary prior to the commencement of the 2024 school year.			
G8	SSD 9912 - Mod2	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.	Record sighted: - Ku Ring Gai Council letter to Anglican School (13 September 2024). Acknowledgement of Surrender of Development Consent DA0261/16 - Ku Ring Gai Council letter to Anglican School (13 September 2024). Acknowledgement of Surrender of Development Consent DA0262/16 Record sighted in the previous audit: - 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 DA0261/16 are to be surrendered prior to Operation.				
G9	SSD 9912 - Mod2	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&A Act or Part 6 of the EP&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 or used.</i>	This Audit is conducted in accordance with SSD9912 (this consent).				

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G10	SSD 9912 - Mod2	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, ambiguity or conflict.	Record sighted: - Ku Ring Gai Council letter to Anglican School (13 September 2024). Acknowledgement of Surrender of Development Consent DA0261/16 Record sighted in the previous audit: - 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 DA0261/16 are to be surrendered prior to Operation.				
G11	SSD 9912 - Mod2	A11	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	The Auditor notes that this item refers to the EP&A Regulation 2000 (http://www5.austlii.edu.au/au/legis/nsw/consol_reg/epaar2000480/), which has now been superseded with EP&A Regulation 2021. This item has been assessed against Part 6, Division 5 of the EP&A Regulation Assessed in previous Audit as compliant, noting that there has been no new CC since the previous Audit. 12/10/2022: Record sighted: - BHA (18 July 2022) Design Compliance Statement - GDLA (3 August 2022) Construction Certificate No. GDL 190173.				
G12	SSD 9912 - Mod2	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.	Interview: - Taylor (DM, BL) stated that there has been no dispute.				
G13	SSD 9912 - Mod2	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, G67, G69, G95, G130, G131, G132, G139, G150 Interview: - Taylor (DM) stated that there has been no disagreement between parties.				
			(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.					
G14	SSD 9912 - Mod2	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).	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				

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G15	SSD 9912 - Mod2	A15	A Staging Report prepared in accordance with condition A14 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				
G16	SSD 9912 - Mod2	A16	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				
G17	SSD 9912 - Mod2	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.	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				
G18	SSD 9912 - Mod2	A18	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				

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G19	SSD 9912 - Mod2	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.	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				
G20	SSD 9912 - Mod2	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.	Interview: - Taylor (DF) stated that while a staging report has been prepared but construction has not been staged and is not planned to be staged anymore. Condition is considered not triggered.				
G21	SSD 9912 - Mod2	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.	Interview: - Taylor (DF) stated that the most recent plans were implemented. CEMP is audited regularly via Taylor internal audit team. Audit checklist for 2 July 2024 and 30 September 2024 was sighted, which included review of CEMP and subplans.				
G22	SSD 9912 - Mod2	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&A Regulation sets out the requirements for the certification of the development.</i>	Interview: - Taylor (DM) stated that there is no alteration or addition to existing building and structure. Record sighted previously: - BHA (18 July 2022) Design Compliance Statement. - GDLA (3 August 2022) Construction Certificate No. GDL 190173.				
G23	SSD 9912 - Mod2	A23	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview - Taylor (DM) stated there has been no change to the plans since the previous Audit and there is no additional CC. No change to the external walls. Record sighted previously: - 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 9912 - Mod2	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.	Interview - Taylor (DM) stated there has been no change to the plans since previous Audit. It is noted that the building construction has not been completed.				
G25	SSD 9912 - Mod2	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 9912 - Mod2	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.	Interview: - Taylor (DM) advised that there has been no direction from Planning Secretary				

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G27	SSD 9912 - Mod2	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&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 9912 - Mod2	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.	Record sighted: The project website (https://www.roseville.nsw.edu.au/wellbeing/swell-centre/), provide the following: i. EIS, RTS ii. SSD, Condition of Consent, Out of Hours Work Approvals (13 July, 2 August, and 10 October 2023) iii. and iv. Approved plans, 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 May 2023. vi. Summary of current stage (in the form of Constructions Work Notice) vii. Phone number and email were sighted. viii. Complaints register up to Mar 2024. ix. The first to fourth IEA Report and response were sighted. x. None available.				
G29	SSD 9912 - Mod2	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.	Record sighted: The induction form (13 Dec 2023) is audited and considered compliant. No change on the induction form since.				
G30	SSD 9912 - Mod2	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.	Interview: - Taylor (DM) stated that there was no incident during Audit period. This Condition is considered non-triggered.				
G31	SSD 9912 - Mod2	A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Interview: - Taylor (DM) stated that there was no incident during Audit period. This Condition is considered non-triggered.				

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G32	SSD 9912 - Mod2	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.	Non-compliance to Condition A6 and A7 were previously notified to the Planning Secretary months prior to the non-compliance occurring in Term 1 of 2024, after the number of students were anticipated to exceed Condition A6. Record Sighted previously: - EPM (1 December 2023) SSD-9912 Sport and Wellbeing Centre, Roseville College. Conditions A6 and A7 Student Numbers. Letter is a notification of non-compliance to the Planning Secretary.				
G33	SSD 9912 - Mod2	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.	Record Sighted previously: - EPM (1 December 2023) SSD-9912 Sport and Wellbeing Centre, Roseville College. Conditions A6 and A7 Student Numbers. Letter comprises a notification of non-compliance to the Planning Secretary. The letter states the issue that causes the delay and action to be conducted.				
G34	SSD 9912 - Mod2	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 9912 - Mod2	A35	Within three months of:	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.				
			(a) the submission of a compliance report under condition A38;	Interview - Taylor (DM) stated there was no incident during Audit period.				
			(b) the submission of an incident report under condition A31;	Fourth IEA final report was issued on 17 May 2024. Record sighted: - Notification of review to NSW Planning was conducted by EPM on a letter dated 3 June 2024 as part of the submission of 4th IEA report and response. - Taylor's internal audit conducted on 2 July 2024 and 30 September 2024 showed that CEMP was reviewed.				
			(c) the submission of an Independent Audit under condition C37 or C38;	There has been no modification of consent in this Audit period.				
			(d) the approval of any modification of the conditions of this consent; or	Interview - Taylor (BL and DM) stated that there was no direction from Planning Secretary to date.				
(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.								

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G36	SSD 9912 - Mod2	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>	Interview: - Taylor (DM) stated that there were reviews of CEMP but there was no change made. Thus, this condition is considered to be non-triggered.				
G37	SSD 9912 - Mod2	A37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	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. Interview: - Taylor (DM) stated that there is no direction from DPHI.				
G38	SSD 9912 - Mod2	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.	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. Interview: - Taylor (DM) stated that there is no direction from DPHI.				
G39	SSD 9912 - Mod2	A39	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	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. Interview: - Taylor (DM) stated that there is no direction from DPHI.				
G40	SSD 9912 - Mod2	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.				
Part B Prior to Commencement of Construction								
G41	SSD 9912 - Mod2	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 9912 - Mod2	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				

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G43	SSD 9912 - Mod2	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 9912 - Mod2	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				
G45	SSD 9912 - Mod2	B5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - 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. - Jemena (5 August 2022) SMS receipt for request of disconnection for 37 Bancroft Ave. - HiTech Plumbing (8 August 2022) Disconnection Certificate: confirm capping of water supply to the 37 Bancroft Ave and disconnection of gas. - DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has Ausgrid Certified substation drawings.				
			(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - 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.				
			(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - SDSEngineering (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)				

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G46	SSD 9912 - Mod2	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.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - SDSEngineering (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)				
G47	SSD 9912 - Mod2	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.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record Sighted: - Ku-ring-gai Council (14 July 2022) receipt No D000530124 for Application ID: DC22/0399 - Section 94A - 325016.470000				
G48	SSD 9912 - Mod2	B8	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. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	Reviewed in previous audit and assessed as compliant. 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.				

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G49	SSD 9912 - Mod2	B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Reviewed in previous audit and assessed as compliant.</p> <p>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.</p> <p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Interview - EDM (EZ) stated that this is not applicable.</p>				
G50	SSD 9912 - Mod2	B10	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. 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.</p>	<p>Reviewed in previous audit and assessed as compliant.</p> <p>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.</p>				
G51	SSD 9912 - Mod2	B11	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Reviewed in previous audit and assessed as compliant.</p> <p>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) (27July 2022).</p>				
G52	SSD 9912 - Mod2	B12	<p>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).</p> <p>Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: http://www.planning.portal.nsw.gov.au/major_projects/assessment/post_approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	<p>Reviewed in previous audit and assessed as compliant.</p> <p>12/10/2022: Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP').</p>				

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G53	SSD 9912 - Mod2	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				
			(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 9912 - Mod2	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. 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. Interview and observation: - Taylor (DF): Construction vehicle moment do not occur during school drop off and pick up time				
			(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 9912 - Mod2	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)				
			(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 9912 - Mod2	B16	The Construction Waste Management Sub-Plan (CWMS) 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.				
			(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 9912 - Mod2	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; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (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'; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site); (e) detail all off-site flows from the site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized flooding events up to the 1 in 100-year ARI.	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. Required item has been included. Required item has been included. Required item has been included. Required item has been included (Appendix A) Required item has been included.				
G58	SSD 9912 - Mod2	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; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	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				
G59	SSD 9912 - Mod2	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; (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 (c) arrangements to effectively manage and monitor construction parking issues that may occur once construction works have commenced.	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 Required item has been included. Required item has been included.				
G60	SSD 9912 - Mod2	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.				

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G61	SSD 9912 - Mod2	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.		Compliant	Non-Compliant	Not Triggered
			(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.				
G62	SSD 9912 - Mod2	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.		Compliant	Non-Compliant	Not Triggered
			(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 9912 - Mod2	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.		Compliant	Non-Compliant	Not Triggered

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G64	SSD 9912 - Mod2	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.				
G65	SSD 9912 - Mod2	B25	Within 12 months of completing the archival recording required under condition B24, a digital copy must be provided to Council, including: (a) high resolution images (i.e. 6" x 4") printed on archival quality paper and contained within acid-free photo sleeves; (b) thumbnail images printed on archival quality paper and contained within acid-free photo sleeves; (c) scaled site plan showing the location of each photograph and the direction of which the images were taken; (d) a photographic catalogue sheet cross-referenced to the site plan; and (e) two copies of the recording are to be provided to Council on USBs.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - 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. I have reviewed the digital documentation and confirm it is satisfactory."				
G66	SSD 9912 - Mod2	B26	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.	Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Roseville College (28 April 2022), Letter to Mr Wayne Leamon at 39 Bancroft Ave, Roseville address the condition B26.				
G67	SSD 9912 - Mod2	B27	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: (a) details of proposed plant species; (b) details demonstrating adequate soil depth in planter beds; (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; (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 Avenue; (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 (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.	Record sighted: - EPM (11 Dec 2023) SSD Modification Report - Mod 2 stated that he proposed modification involves minor landscaping alterations and the reconfiguration of the accessible ramp, which will result in a development that is substantially the same as the development for which consent was originally granted. - Approved plans under Mod 2. Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - ACOR (26 May 2022) SSD Mod1 Department of Planning Stamped Plans: Sheet 12 to 15 includes items in condition (a) to (f) - Roseville College (28 April 2022), Letter to Mr Wayne Leamon at 39 Bancroft Ave, Roseville address the condition B26.				

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G68	SSD 9912 - Mod2	B28	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.	Interview: - Taylor (DM) stated that there was no known disputes during Audit period.				
Part C During Construction								
G69	SSD 9912 - Mod2	C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	Observation: Site notice observed.				
			(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;	Observation: Site notice observed.				
			(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Observation: Site notice observed.				
			(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	Observation: Site notice observed.				
			(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.	Observation: Site notice observed.				
G70	SSD 9912 - Mod2	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.	Record sighted: - Hammertech system is used for maintenance records. Records for - Yanmar Excavator VIO55-6B 5.5T serviced every 3 months, the latest one being 2 Aug 2024. Taylor (BL) states that Hammertech can only show the latest one. - AllLift service inspection report (9 Aug 2024) for Telehandler Manitou JCB Model 525-6074 - Mobile Crane (Liebherr LTC104A) inducted on 2 September 2024. Interview: - Taylor (BL) stated that maintenance records are required every 3 months, or evidence of logbook.				
G71	SSD 9912 - Mod2	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.	Assessment in previous audit still applicable and assessed as compliant. 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.				

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G72	SSD 9912 - Mod2	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 (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Record sighted: - Hammertech sign-in and out records on 21 and 22/10/24 (Mon and Tues) Start time 7AM finished 5PM. 19 Oct 2024 (Sat) Start time 7AM finished 5PM. Staff generally comes around 6.30am on wards on weekdays and 7.30am on weekends. Signed out at 5PM on weekdays and on weekends, but Taylor states that the work conducted outside the SSD hours are not for work in SSD approved area. CDC work area allows the site to work at longer hours. Taylor (BL) stated that Council once came on the weekend and verified that their CDC allows the longer hours. Taylor (BL) stated that some of their staff stayed late to do admin work or did not sign out until it is automatically signed out by the system at 5pm. At the end of the day, around 5.30pm Taylor does a walk around to ensure no movement on site as a final check.				
G73	SSD 9912 - Mod2	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 (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Interview: - Taylor (BL) stated that there is no more out of hours work, especially now that the majority of the concrete pour work has been completed.				
G74	SSD 9912 - Mod2	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.	Interview: - Taylor (BL) stated that there is no more out of hours work, especially now that the majority of the concrete pour work has been completed.				
G75	SSD 9912 - Mod2	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.	Interview: - Taylor (DF) stated that rock breaking had stopped in around March 2023. Observation: - No rock breaking was sighted during Audit Record sighted: - Induction material provides this requirement.				
G76	SSD 9912 - Mod2	C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Interview: - Taylor (DF) confirmed that construction was conducted in accordance with the most recent version of the CEMP and subplans. Geosyntec noted there has been no change on the CEMP and sub-plans.				
G77	SSD 9912 - Mod2	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.	Observation: - No vehicle was observed to exit or enter the site during drop off and pick up time. - All vehicles were observed to be contained wholly within the site.				
G78	SSD 9912 - Mod2	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.	Observation: - No third party advertising was observed on the hoarding.				
G79	SSD 9912 - Mod2	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.	Observation: - The public way was not observed to be obstructed.				

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G80	SSD 9912 - Mod2	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.	Assessed in previous Audit as compliant Record sighted: - Noise monitoring for October 2022 to December 2022 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. Interview: - Taylor (BL) stated that ongoing noise monitoring was no longer present as high noise activities have ceased				
G81	SSD 9912 - Mod2	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.	Observation: - No construction trucks observed at the time of the Audit (prior to 7:30am). - Schedules of deliveries provided on Hammertech. Record sighted: - Induction material provides requirement of parking and traffic control.				
G82	SSD 9912 - Mod2	C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Interview: Taylor (BL) stated that quackers are installed on telehandler, no other plant remained onsite.				
G83	SSD 9912 - Mod2	C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Interview: - Taylor (BL) stated that vibration monitoring is no longer needed as noisy work (bulk excavation, rock hammering) has been completed. Observation: - No unacceptable vibration was observed during the audit.				
G84	SSD 9912 - Mod2	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.	Interview: Taylor (BL) stated that vibratory compactors have not yet been used onsite.				
G85	SSD 9912 - Mod2	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. Interview: - Taylor (BL) stated that noise and vibration monitoring has ceased as the noisy works (bulk excavation, rock hammering) have ceased.				
G86	SSD 9912 - Mod2	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. 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 Clarence 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 9912 - Mod2	C19	For the duration of the construction works:	Observation: - Trees on street appeared to be in good condition and had protection.				
			(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;	Observation: - Trees on street appeared to be in good condition and had protection.				
			(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;	Observation: - Tree protection zone was observed to be fenced off. Trees on pedestrian footpath are protected. Reviewed in previous audit: 03/04/2023: Record sighted: - 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.				
			(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	Observation: - Tree protection zone was observed to be fenced. Reviewed in previous audit: 03/04/2023: Record sighted: - 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.				
G88	SSD 9912 - Mod2	C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	There was no complaint pertaining dust in this audit period. Observation: - No unacceptable dust was observed at the time of the audit. Interview: - Taylor (DF) stated that dust mitigation is conducted through water hoses, noting that excavation has been completed.				

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G89	SSD 9912 - Mod2	C21	During construction, the Applicant must ensure that:	Observation: - No unacceptable 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.				
			(a) exposed surfaces and stockpiles are suppressed by regular watering;	Observation: - No truck was observed coming in and out the site.				
			(b) all trucks entering or leaving the site with loads have their loads covered;	Observation: - The public road was observed to be clean. Interview: - Taylor (BL) stated that street sweeper is used when required, however this is no longer anticipated as soil loading out work has been completed.				
			(c) trucks associated with the development do not track dirt onto the public road network;	Observation: - The public road was observed to be clean. Interview: - Taylor (BL) stated that street sweeper is used when required, however this is no longer anticipated as soil loading out work has been completed.				
			(d) public roads used by these trucks are kept clean; and	Interview: - Taylor (BL) stated that no land stabilisation works have occurred or anticipated on site.				
G90	SSD 9912 - Mod2	C22	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Observation: - Sediment fence was no longer present. Coir logs were observed on the downgrading end of the landscaping area. - Stormwater grate on Bancroft Ave was observed to be covered by geotextile. - There was no evidence of sediment entering the stormwater grate on Bancroft Ave. - One stockpile was observed that was covered.				
G91	SSD 9912 - Mod2	C23	The Applicant must:	Observation: - No evidence of contamination was observed in the imported topsoil that has been placed on the landscaped areas.				
			(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;	Record sighted: - Scrapeworks Lightweight Planter Box Mix test result (Feb and August 2024). Test results were for plant nutrient only. - Taylor (BL) email (4 November 2024) quoting supplier (Scapeworks) explanation on the composition of the soil mix supplied (coal ash and compost in naturally sourced products). " Our A Horizon and B Horizon are made up of a few different products and are all a natural sourced products and also compliant under the EPA exemption with 2 products, being the coal ash and compost."				
			(b) keep accurate records of the volume and type of fill to be used; and	- Qenos Statement of Compliance for Qenos Fly Ash and Clinker Ash to meet the requirements of The Qenos fly ash order August 2022 and Coal Ash Order 2014. - Soilco batch test results for soil in August 2024 and September 2024. Test shows AS 4454 and AS4419 seal on the certificates and batches are reported to be below the RRO Compost (2016) requirement. However, NATA seal was unable to be sighted and pathogens were not reported as per RRO requirement.				
			(c) make these records available to the Certifier upon request.					

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G92	SSD 9912 - Mod2	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.	<p>Observation:</p> <ul style="list-style-type: none"> - No stormwater basin observed onsite. <p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that stormwater basin is no longer present on site. There is no more excavation or opening, hence water collected only comprised water from the downpipes. Water is pumped out from the permanent tanks installed on site and is discharged into council stormwater, if required. <p>Record sighted:</p> <ul style="list-style-type: none"> - Taylor supplied video for the treated stormwater discharge. Video shows a clear water being discharged. - 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. 	<p>Recommendation:</p> <p>Taylor should continue recording evidence of the water quality that is discharged to the Council stormwater system (e.g. photographic evidence, or chemical analysis evidence)</p>			
G93	SSD 9912 - Mod2	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.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Site induction form listed Emergency control procedure. There has been no change on the induction form. 				
G94	SSD 9912 - Mod2	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>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Group DLA (3 August 2022) Construction Certificate No. GDL 190173 with list of documents submitted as part of the CC. - JHA Drawing No H000 - H002, H100 - H106, and H200-H205 (21 July 2022) submitted as part of CC. <p>Observation:</p> <ul style="list-style-type: none"> - No stormwater basin observed onsite. <p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that stormwater basin is no longer present on site. There is no more excavation or opening, hence water collected only comprised water from the downpipes. Water is pumped out from the permanent tanks installed on site and is discharged into council stormwater, if required. <p>Record sighted:</p> <ul style="list-style-type: none"> - 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. 				
G95	SSD 9912 - Mod2	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.	<p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that no Aboriginal find has been encountered at the site. 				

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G96	SSD 9912 - Mod2	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.	Interview: - Taylor (BL) stated that no archaeological relics have been encountered at the site.				
G97	SSD 9912 - Mod2	C29	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Observation: Waste was observed to be placed in bins.				
G98	SSD 9912 - Mod2	C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Record sighted: - Bingo Monthly Waste Report for April-24 to September-24. The term recyclable soil/sand/rubble fines were used in the report. Bingo email to Taylor previously (28 September 2023) states that the term recyclable soil/sand/rubble fines used in waste report is to represent 'soil, sand, rubble, concrete, brick, tiles, asphalt, stone fines' but not "excavated soil" for recycling. - Taylor (BM) stated that fines in bins collected by Bingo are not excavated soil. The fines are sand and soil from the demolition activities from both CDC and SSD areas in the development. There might have been an increased demolition at CDC area in April and May 2024 or the demolition resulted in finer maters. Taylor also stated in writing that it would have cost them double the cost if they dispose soil via Bingo. Taylor prefers to dispose soil via other collector than Bingo should there is any soil excavation. - Taylor (DM) confirmed that there was no asbestos containing waste that was discovered in the school SSD area since the last audit. Interview: - Taylor (BL): No soil waste was generated during this Audit period. - Taylor (BL): no hazardous material was encountered and removed in this audit period. 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	Recommendation: Should there is any surplus soil, fines, or aggregate that needs to be disposed offsite will need to be classified in accordance with NSW EPA (2014) Waste Classification Guidelines.			
G99	SSD 9912 - Mod2	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.	Interview: - Taylor (BL) stated that concrete bin is brought by concrete contractor, when required, noting that there are not many concrete pour events left.				
G100	SSD 9912 - Mod2	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 9912 - Mod2	C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Interview - Taylor (BL) stated that no hazardous material was encountered and removed in this audit period.				

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G102	SSD 9912 - Mod2	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.	See G50 on the design. Interview: - Taylor (BL) stated that outdoor lighting installation is not yet complete. A certificate will be obtained at the completion, which will be reviewed in the next audit.				
G103	SSD 9912 - Mod2	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.	Interview: - Taylor (BL) stated that no contamination has been identified on site soil since the last audit. No spills have occurred.				
G104	SSD 9912 - Mod2	C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Record sighted: - NSW DPHI (8/3/2024) Sport and Wellbeing Centre, Roseville College - Request to Revise Independent Audit Team. Proposed auditors are approved.				
G105	SSD 9912 - Mod2	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 9912 - Mod2	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.	Interview: - Taylor (BL) stated that no request has been provided by DPHI on change on timing.				
G107	SSD 9912 - Mod2	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.	Record sighted: - EPM response (3 June 2024) to Geosyntec 4th IEA (17 May 2024) - EPM submission of 4th IEA and response to IEA to DPHI on 3 June 2024. - Post approval form from DPHI is in an email dated 3 June 2024 - Documents are available in the project website (https://www.roseville.nsw.edu.au/news-and-events/project-details/)				
G108	SSD 9912 - Mod2	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.	Record sighted: - EPM submission of 4th IEA and response to IEA to DPHI on 3 June 2024. - Post approval form from DPHI is in an email dated 3 June 2024				
G109	SSD 9912 - Mod2	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 item is not yet triggered as operational audit has not commenced.				
Part D Prior to Commencement of Operation								
G110	SSD 9912 - Mod2	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 9912 - Mod2	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.				

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G112	SSD 9912 - Mod2	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 9912 - Mod2	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 Kuring-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 9912 - Mod2	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 9912 - Mod2	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:	This item is not yet triggered until prior to commencement of operation.				
			(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.					
G116	SSD 9912 - Mod2	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:	This item is not yet triggered until prior to commencement of operation.				
			(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.					
G117	SSD 9912 - Mod2	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.				

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G118	SSD 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	D14	-(Condition deleted)	Not applicable				

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G124	SSD 9912 - Mod2	D15	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council for information.</p>	<p>This item is not yet triggered until prior to commencement of operation.</p> <p>This item is not yet triggered until prior to commencement of operation.</p> <p>This item is not yet triggered until prior to commencement of operation.</p> <p>This item is not yet triggered until prior to commencement of operation.</p>				
G125	SSD 9912 - Mod2	D16	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><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></p>	<p>This item is not yet triggered until prior to commencement of operation.</p>				
G126	SSD 9912 - Mod2	D17	<p>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.</p>	<p>This item is not yet triggered until prior to commencement of operation.</p>				
G127	SSD 9912 - Mod2	D18	<p>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.</p>	<p>This item is not yet triggered until prior to commencement of operation.</p>				
G128	SSD 9912 - Mod2	D19	<p>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.</p>	<p>This item is not yet triggered until prior to commencement of operation.</p>				
G129	SSD 9912 - Mod2	D20	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) the provision of a minimum eight staff bicycle parking spaces;</p> <p>(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;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<p>This item is not yet triggered until prior to commencement of operation.</p>				

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G130	SSD 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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.				

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G133	SSD 9912 - Mod2	D24	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.	This item is not yet triggered until prior to commencement of operation.				
G134	SSD 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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 9912 - Mod2	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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Appendix 1 Advisory Notes								
G140	SSD 9912 - Mod2	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.	Record sighted: - Ku Ring Gai Council (30 September 2024) Permit to Open Public Space. Roads Act 1993 Section 101 and 102. (Ref: ROP24/0279). Work can be done between 7-5.30pm on Mon-Fri, 8-5.30PM on Sat. Permit valid for 6 months. Record sighted previously: - Council Permit for a Temporary Road Closure for 23 January 2024. - Council (18/1/2024) Notice of Determination of Section 68 Application for Crane/Concrete Pump.				
G141	SSD 9912 - Mod2	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. Levy was paid in full at the start of the project. Record sighted: - NSW Long Service Corporation (8 July 2022) Levy No. L0000068752 for Anglican School Corporation.				
G142	SSD 9912 - Mod2	AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview - Taylor (BL) stated that no advice, direction, or notice to consent Authority.				
G143	SSD 9912 - Mod2	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 noting that there has been no new CC. 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.				
G144	SSD 9912 - Mod2	AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Assessed in previous Audits as compliant. There has been no new ones in this audit period. Interview: - Taylor (BL) stated that no other communications have been provided to utility providers to date, other than those provided in previous Audit. 19/09/2023: Record Sighted - Ausgrid Work Access Request #127071-T4 for work on 31 Oct 2023 to replace the power pole and substation. 12/10/2022: Record Sighted (for the disconnection of old services): - 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. - Jemena (5 August 2022) SMS receipt for request of disconnection for 37 Bancroft Ave. - HiTech Plumbing (8 August 2022) Disconnection Certificate: confirm capping of water supply to the 37 Bancroft Ave and disconnection of gas. - DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has Ausgrid Certified substation drawings.				

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G145	SSD 9912 - Mod2	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.	Assessed in previous audit as compliant: 19/09/2023: Record sighted: - Ausgrid Work Access Request #127071-T4 for work on 31 Oct 2023 to replace the power pole and substation.				
G146	SSD 9912 - Mod2	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.	- Taylor (BL) stated that road as not yet started which is supported with observation on site during audit. Hence this Condition is non-triggered.				
G147	SSD 9912 - Mod2	AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Interview: - Taylor (BL) stated that there has been no Road Occupancy Licence obtained during this Audit period. Kerb work in the old house driveway may trigger a Road Occupancy Licence in the near future.				
G148	SSD 9912 - Mod2	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.	Observation: - Site was secured with hoarding, fence, or gate. The hoarding on Bancroft Ave has been partially replaced with fence. The hoarding on Recreation Ave has been replaced with fence. A new fence has been installed on the eastern boundary bordering 39 Bancroft Ave.				
G149	SSD 9912 - Mod2	AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Interview - Taylor (BL) stated that hoarding is within the site boundary and therefore, does not require hoarding licence. The above was validated with site observation.				
G150	SSD 9912 - Mod2	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.	Interview: - Taylor (BL) stated that no asbestos was identified during the audit period.				
G151	SSD 9912 - Mod2	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.	This will be assessed during operational audit.				
Appendix 2 Written Incident Notification and Reporting Requirements								
G152	SSD 9912 - Mod2	Appendix 2	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. 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.	No incident was reported during the Audit period.				
G153	SSD 9912 - Mod2	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 was reported during the Audit period.				

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G154	SSD 9912 - Mod2	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 was reported during the Audit period.				
G155	SSD 9912 - Mod2	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 was reported during the Audit period.				
Environmental Impact Statement								
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).	Observation: No vehicle was observed to exit or enter the site during drop off and pick up time. Reviewed in previous Audit as compliant. 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')				
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.	Observation: - Site is gated and was secured, hoarding, fence and gate were observed was around the area. Record sighted: - Hammertech record: Safework NSW National Licence to Perform High Risk Work for crane operator (PFCivil) and telehandler operator (AW of TSHA).				
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.	Reviewed in previous audit and assessed as compliant. 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 - 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. - Taylor Roseville College - Contamination Removal Register, which shows material tracking of special waste and general solid waste - recyclable. - Disposal docket for recyclable GSW to MET Recycling (EPL 209948). - Disposal docket for Bingo Eastern Creek (EPL 13426) - Bingo (19/8/2022) Letter of Material Acceptance, 29 Bancroft Ave, Roseville. - Bingo docket (13/8/2022).				

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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>Observation</p> <ul style="list-style-type: none"> - Sediment fence was no longer present. Coir logs were observed on the downgradient end of the landscaping area. - Stormwater grate on Bancroft Ave was observed to be covered by geotextile. - There was no evidence of sediment entering the stormwater grate on Bancroft Ave. - One stockpile was observed that was covered. 				
G160	EIS	Section 8	<ol style="list-style-type: none"> 1. Construction Hours to be limited to: <ul style="list-style-type: none"> - 7am to 7pm Monday to Friday - 8am to 5pm Saturdays - No work on Sundays or Public Holidays without permission 2. Haulage trucks to be covered 3. Earthworks to be restricted during high wind periods 4. Watering down of exposed soils; 5. Truck shaker grids to be installed at exit points 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Hammertech sign-in and out records on 21 and 22/10/24 (Mon and Tues) Start time 7AM finished 5PM. 19 Oct 2024 (Sat) Start time 7AM finished 5PM. Staff coming in generally around 6.30am on wards on weekdays and 7.30am on weekends. Signed out at 5PM on weekdays and on weekends, but the work conducted outside the SSD hours are not for work in SSD approved area. CDC work area allows the site to work at longer hours. Taylor (BL) stated that on the weekend in the past, Council once came as neighbour alerted the Council for work after SSD approved hours. However, Council came and verified that their CDC allows the longer hours and work was at CDC area. <p>Taylor (BL) stated that some of their staff stayed late to do admin work or did not sign out until it is automatically signed out by the system at 5pm. At the end of the day, around 5.30pm Taylor do a walk around to ensure no movement on site as a final check.</p> <p>Observation:</p> <ul style="list-style-type: none"> - No truck was observed to enter and exit the site at the time of the Audit. - No unacceptable dust was observed at the time of the audit. - Bulk excavation and soil removal work have been completed at the time of the Audit. 				
G161	EIS	Section 8	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&A Act.	<p>Record sighted</p> <ul style="list-style-type: none"> - ACOR (26 May 2022) SSD Mod1 Department of Planning Stamped Plans: Sheet 12 to 15 includes items in condition (a) to (f) - EPM (11 Dec 2023) SSD Modification Report - Mod 2 stated that he proposed modification involves minor landscaping alterations and the reconfiguration of the accessible ramp, which will result in a development that is substantially the same as the development for which consent was originally granted. - Approved plans under Mod 2. 				
Construction Environmental Management Plan								
G162	CEMP	Section 6	<p>Subcontractor's minimal environmental requirements:</p> <ol style="list-style-type: none"> 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? 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>Record sighted:</p> <ul style="list-style-type: none"> - SWMS for shortcrete work (RIX) include talk about dust and silica dust. - SDS of Fire Mastic (acoustic and fire sealant), automotive diesel. - Hammertech provides records of the expiry dates, which indicate the currency of the SDS. <p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that there has been not much work on SSD site. 				

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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.</p> <p>As a minimum, inductions must include the following environmental information:</p> <ul style="list-style-type: none"> - Community issues. - Hours of operation. - Noise and vibration. - Dust management. - Traffic access. - Washing requirements for construction plant and equipment. - Storage and handling of fuels, oils, and other chemicals. - Waste management: recycling, disposal, litter. - Soil and water issues: controls, tracking of mud off-site. <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"> - Environmentally sensitive areas of the site (specify details in this section). - Contaminated or Acid Sulphate soils. - Endangered flora and fauna. - Environmental controls and management. - Noise emissions. - Plant emissions. - Archaeology and heritage management. 	<p>Record sighted: The induction form (13 Dec 2023) was sighted and considered compliant. There has been any chance in induction form since.</p> <p>Interview: - Taylor (BL) stated that only inducted staff can work onsite.</p> <p>Reviewed in previous audit and assessed as compliant. 12/10/2022: Record sighted: - Taylor Roseville College Sport & Wellbeing Centre (SWELL) - this document is read to workers during Induction. - Taylor Induction. The Auditor reviewed the above documents, which contained the listed items.</p>				
G164	CEMP	Section 8	<ul style="list-style-type: none"> - 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. - 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. - 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. - 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. 	<p>Record sighted: - Hammertech record: Safework NSW National Licence to Perform High Risk Work for crane operator (PFCivil) and telehandler operator (AW of TSHA).</p>				
G165	CEMP	Section 9.1	<ul style="list-style-type: none"> - Essential information relating to project environmental management will be communicated through toolbox talks and inductions. - Environmental alerts will be periodically prepared and sent to sites for posting on notice boards. - Key changes to environmental legislation will be sent by email to all project managers and site managers 	<p>Record sighted: - Taylor weekly toolbox were sighted in Hammertech. On the 9 September 2024 weekly toolbox, the parking in exclusion zone is sighted in the toolbox record. - Other contractors prestart records (JR, Aspec, Eagle Air) were also sighted in Hammertech. - Hammertech HSE Inspections issued to Taylor and all trades via Hammertech Inspection is conducted by Taylor (e.g. Weekly Site Inspection 27/09/2024,4/10/2024 which included observations of stormwater and proposed actions).</p>	<p>Recommendation: Taylor should consider including the parking requirement (outside the exclusion zone) to be in all toolbox meetings.</p>			
G166	CEMP	Section 9.2	<ul style="list-style-type: none"> - 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. - 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. 	<p>Record sighted: - Complaint register in the project website (https://www.roseville.nsw.edu.au/wellbeing/swell-centre/) indicates a number of complaints. This is discussed in the main report.</p> <p>Reviewed in the previous audit and assessed as compliant: 12/10/2022: Interview: - 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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G167	CEMP	Section 10.3.2	<p>Sediment and erosion control devices:</p> <ul style="list-style-type: none"> - 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. - Extra care will be taken to prevent sediment run-off into all neighbouring lots and storm water. - Any collected silt will be disposed of in accordance with all other relevant codes and standards. <p>Silt fences:</p> <ul style="list-style-type: none"> - 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. - 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) <p>Vehicle access:</p> <ul style="list-style-type: none"> - 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. - Moreover, if the need arises, a shaker grid will be installed to the main access by Taylor during the construction works. - Any sediment that is tracked onto the surrounding roads will be cleaned off in a timely manner. <p>Stormwater inlets:</p> <ul style="list-style-type: none"> - 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. - 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. 	<p>See item G90 for sediment control, G92 on stormwater and G89 on road condition.</p> <p>Observation</p> <ul style="list-style-type: none"> - Emergency response posters and flow charts observed on site office. 				
G168	CEMP	Section 10.3.2	<p>Stockpiles:</p> <p>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"> - Stockpiles shall be stored at least 2 metres away from drainage lines, natural watercourse and established trees. - 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. - The location of stockpiles will be determined on site. <p>Monitoring:</p> <ul style="list-style-type: none"> - 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>Observation:</p> <ul style="list-style-type: none"> - One aggregate stockpile was observed, which was 2m away from the drainage lines. The stockpile was appropriately covered. - Hammertech HSE Inspections issued to Taylor and all trades via Hammertech Inspection is conducted by Taylor (e.g. Weekly Site Inspection 27/09/2024,4/10/2024 which included observations of stormwater and proposed actions). 				

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G169	CEMP	Section 10.3.3	<ul style="list-style-type: none"> - 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. - 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. - If there are any endangered species on site, specific management techniques may be required; these should be addressed in an Environmental Impact Assessment. - On completion of the works, all areas disturbed by construction activities shall be restored to the contract specifications. - 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. 	<p>Observation:</p> <ul style="list-style-type: none"> - Tree protection zone has been removed as the landscaping works have begun. - Trees at the pedestrian pathways were protected. <p>Record sighted:</p> <ul style="list-style-type: none"> - EziGrow (8 October 2024) Tree Protection Compliance 5: SWELL - Roseville College, Bancroft Ave, NSW, 2102. The document states that the excavation works are considered unlikely to affect the health of the tree. <p>Reviewed in previous audit:</p> <p>03/04/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - 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. 				
G170	CEMP	Section 10.3.4	<ul style="list-style-type: none"> - 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. - Prior to disposal, waste must be classified in accordance with the DECCW Waste Classification Guidelines (latest version 2014) prior to transporting waste off-site. - 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. - 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. 	See Items G97 and G98				
G171	CEMP	Section 10.3.5	<ul style="list-style-type: none"> - Taylor and subcontractors shall make all practical efforts to comply with statutory requirements for noise management and minimise nuisance to neighbours. - 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. - Where required by development consent conditions, environmental noise monitoring will be undertaken as per the conditions. 	<p>Observation</p> <ul style="list-style-type: none"> - No unacceptable noise was observed during the audit. <p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that noise monitoring has ceased as noisy works (bulk excavation and rock hammering) have been completed. 				

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G172	CEMP	Section 10.3.6	<p>- 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></p> <p>- Washing of paint brushes must be undertaken to avoid any paint wash-water entering drains or waterways.</p> <p>- 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.</p> <p>- All liquids and materials that could cause water pollution must be stored in areas with secondary containment.</p> <p>- 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.</p> <p>- 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.</p>	<p>Interview:</p> <p>- Taylor (BL) stated that there was no generation of wastewater to date.</p> <p>- Concrete water is collected in a bin, concrete is dried off and disposed offsite.</p> <p>- Stormwater now is collected into the permanent OSD, and pumped out. The OSD tank is not yet connected to the Council stormwater pipes.</p>				
G173	CEMP	Section 10.3.7	<p>- 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.</p> <p>- 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.</p>	<p>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> <p>- The spraying of disturbed soil and roads with water whilst under construction as required.</p> <p>- 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.</p> <p>- The removal of mud or dirt spilt by construction equipment onto public roads or other sealed pavements.</p> <p>- The provision of coverings or stabilisation of topsoil stockpiles.</p> <p>- Covering all loads leaving the site.</p> <p>- Stabilisation of ground likely to be exposed for significant time periods (e.g., using sterile seed).</p> <p>- Fitting power tools with dust collection devices where practical.</p> <p>- Keeping all plant and equipment well maintained and not leaving them idling while not being used.</p> <p>- Reporting excess air emissions from plant and arranging for a service to fix the problem.</p> <p>- On-site burning of any materials is not permitted on Taylor sites.</p> <p>Dust Including Crystalline Silica Dust:</p> <p>- 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.</p>	<p>Observation:</p> <p>- No unacceptable dust was observed at the time of the audit.</p> <p>- Public road was observed to be clean.</p> <p>- Cattle grid no longer present, but areas accessible by vehicles comprised hardstand.</p> <p>Interview:</p> <p>- Taylor (BL) stated that dust is unlikely to form during current activities as excavation work has been completed. Dust mitigation (if any) is conducted through hosing.</p> <p>Record sighted:</p> <p>- Hammertech system is used for maintenance records.</p> <p>The following records were sighted:</p> <p>- Yanmar Excavator VIO55-6B 5.5T serviced every 3 months, the latest one being 2 Aug 2024. Taylor (BL) states that Hammertech can only show the latest one.</p> <p>- Aillift service inspection report (9 Aug 2024) for Telehandler Manitou JCB Model 525-6074</p> <p>- Mobile Crane (Liebherr LTC104A) inducted on 2 September 2024.</p>				

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G175	CEMP	Section 10.3.9	<p>Chemicals, Oils and Other Contaminants</p> <ul style="list-style-type: none"> - 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. - The location of hazardous substances and other contaminants must be marked on a site map (refer to appendix 5). - 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. - Spill kits will be provided wherever substances that could potentially cause pollution are stored and handled. - 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. - All spills, no matter how small, must be cleaned up immediately and be reported as an environmental incident. - 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). <p>Spill Response:</p> <ul style="list-style-type: none"> - 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. - If the spill is beyond the capacity of the site personnel to contain and clean up, specialist services must be employed. - Minor spillages must be cleaned up immediately. - 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. - 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. 	<p>Observation:</p> <ul style="list-style-type: none"> - Fuel cabinets were observed onsite at one location on hardstand. Spill kit was observed nearby. <p>Taylor (BL):</p> <ul style="list-style-type: none"> - No spills have occurred to date. - No large machineries left that require refuelling. Hand tools are refuelled on hardstand. 				
G176	CEMP	Section 10.3.10	<ul style="list-style-type: none"> - 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. - The act and regulations have strict record keeping requirements for the use of more than 20 litres of product. 	<p>Interview:</p> <ul style="list-style-type: none"> - Taylor (DM) stated that no pesticides are used onsite. 				

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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>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: 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 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>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				
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>	<p>Interview</p> <p>- Taylor (DF) stated no unexpected finds for indigenous heritage or historical heritage has been encountered.</p>				

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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.	See G50 on the design. Interview: - Taylor (BL) stated that outdoor lighting installation is not yet complete. A certificate will be obtained at the completion, which will be reviewed in the next audit.				
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.	As per last audit, vibration monitoring is no longer required as rock hammering has ceased. Observation: - Acoustic barrier observed adjacent to 39 Bancroft Avenue has been removed and replaced with a new fence as landscaping works have commenced.				
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.	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.	No incident was reported in this Audit period.				
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.	Record sighted: - Hammertech HSE Inspections issued to Taylor and all trades via Hammertech Inspection is conducted by Taylor (e.g. Weekly Site Inspection 27/9/2024, 4/10/2024, which included observations of stormwater and proposed actions).				
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.	Record sighted: - HSE Compliance Review #1 (30/9/2024).				

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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.	Record sighted: - Taylor (October 2021) Construction Environmental Management Plan, Roseville College, 27 Bancroft Avenue, Roseville ('the CEMP' reviewed version). - HSE Compliance Review #1 (30/9/2024), which includes review of CEMPs.				
G188	CTPMP	Section 4.2	<ul style="list-style-type: none"> - 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. 	Record sighted: - Induction material includes this requirement. Observation: - Public road was observed to be clean and with no obstruction. - No truck was observed entering or exiting the site at the time of the Audit.				
Construction Traffic Pedestrian Management Plan								
G189	CTPMP	Section 4.3	<ul style="list-style-type: none"> - 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. 	Interview: - Taylor (BL) stated that crane accesses the site via Bancroft Avenue. - Concrete pours are not proposed to occur only outside the school holiday. No out of hours concrete permit was required for this audit period.				
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.	Observation: - Traffic controller was observed at the gate.				
G191	CTPMP	Section 4.7	<ul style="list-style-type: none"> - 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. - Gate controllers will be utilised to safely manage access and egress from the site at all times. - Traffic Controllers will be utilised to safely manage access and egress from the Works Zone. 	Observation & Interview: - Work zone was observed on the road. - Taylor (BL) stated traffic controllers were only brought in as required. No vehicles were observed entering or exiting the site during the site visit.				
G192	CTPMP	Section 4.8	<ul style="list-style-type: none"> - A Works Zone is proposed on Bancroft Avenue. The Works Zone operational hours are expected to align with the hours of work: - 7am and 6pm, Mondays to Fridays inclusive; and - 8am and 1pm, Saturdays. - Work Zone applications will be submitted as part of the Detail Construction Traffic Management Plan. 	Observation - Work zone was observed on the Bancroft Ave.				

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G193	CTPMP	Section 4.9	<ul style="list-style-type: none"> - Pedestrian access to and around the site is to be maintained at all times. - 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 - 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. - All access points are to be securely locked when construction activities are not in progress. 	<p>Observation:</p> <ul style="list-style-type: none"> - Pedestrian access was maintained. - Class A hoarding was observed. - Access points on Recreation Ave were observed to be locked. Lockable gates were present on Bancroft Ave. 				
G194	CTPMP	Section 4.10	<p>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.</p>	<p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that there has been no Road Occupancy Licence obtained during this Audit period. <p>Kerb work in the old house driveway may trigger a Road Occupancy Licence in the near future.</p>				
G195	CTPMP	Section 4.11	<ul style="list-style-type: none"> - 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. - The prohibition of parking will be communicated to the subcontractors throughout the entire process. - The subcontractor's scope of works will have the parking strategy in it which includes off limit areas. - These same requirements will also be communicated in the subcontract itself, on site induction for all workers and through signage on site. - 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"> - 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. - 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. - The parking restrictions and transport options will be discussed in the daily tool box talks. - 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. - 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). 	<p>Observation:</p> <ul style="list-style-type: none"> - Map to show location of staff parking was observed in office. <p>Record sighted:</p> <ul style="list-style-type: none"> - 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, as well as fliers on cars. - 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. The inspections have been stepped up during the Audit period. 	<p>While there have been several complaints on workers parking within the exclusion zone, the Auditor considers that both Taylor and the school have 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.</p> <p>Recommendation: Taylor should continue being proactive in informing workers on the parking exclusion zone.</p>			
G196	CTPMP	Section 4.12	<ul style="list-style-type: none"> - 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. - This fencing will define the extent of the works site. - All access points are to be securely locked when construction activities are not in progress. - The exact locations of the access points are to be agreed on site, prior to commencement of the works. 	See item G193				
G197	CTPMP	Section 4.15	Access to all adjoining properties will be maintained throughout the works.	<p>Observation:</p> <ul style="list-style-type: none"> - Access to adjoining properties was observed to be unaffected by development. 				

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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.	Record sighted: - Hammertech Work Health & Safety Traffic Control Work for BH (traffic controller) - Hammertech record of Secure Traffic Solutions staff signature to SWMS for traffic control.				
G199	CTPMP	Section 4.17	- During construction the contractor shall each morning, prior to work commencing, ensure all signage is erected in accordance with the TGS and clearly visible. - Each evening, upon completion of work, the contractor is to ensure signage is either covered or removed as required. - Sign size is to be size "A". - No deviation from the approved TGS shall be permitted, unless otherwise approved by Council and certified by an TfNSW accredited personnel. - The associated TGS road signage will inform drivers of works activities in the area including truck movements in operation. - 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.	Observation: - Traffic plan was observed in site office. - Taylor (BL) stated CTPMSP is communicated to contractors as they commence. Reviewed during previous audit and assessed as compliant. 12/10/2022: Interview: - Roseville College (LE) stated that letter box distribution is conducted.				
Construction Noise and Vibration Management Sub-Plan								
G200	CNVMP	Section 8.1	In light of the above assessment, and to mitigate any potential noise impacts from the development, we recommend the following management controls be implemented: - 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. - 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. - Quiet work methods/technologies adopted. - Materials handling/vehicles: o Trucks and forklifts in general use on site are to use a non-tonal reversing beacon where possible (subject to OH&S requirements) to minimise potential disturbance of surrounding receivers. o Avoid careless dropping of construction materials into empty trucks. 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. o Trucks, trailers and delivery vehicles are to turn off engines when idling to reduce noise impacts (unless required for concrete pumping or similar). o Deliveries should use straps in place of chains for handling materials wherever possible. - 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. - 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. - When selecting construction equipment to be used on the project, the noise levels of plant and equipment should be considered, whereby equipment selected has an equivalent or lower sound power level than the predictive sound power levels of equipment maintained within this report. - Complaints handling: 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. o In the event of complaint, the procedures outlined in Section 8 are adopted. - Maximum delivery vehicle speed of 10km/h through service road. - Site Induction: 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. o Site induction should also detail the site contact to be notified in the event of noise complaint.	Observation - No unacceptable noise was observed during the audit. - No complaint on noise was received to date. Reviewed in previous audit and assessed as compliant. 12/10/2022: Interview: - Roseville College (LE) stated that letter box distribution is conducted. - CNVMP is provided in contracts for contractors. 12/10/2022: Record sighted: - Site induction material includes noise.				

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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"> 1. Acoustic consultant/advisor. 2. Project site foreman. 3. Project Manager. 	<p>Interview:</p> <p>- Taylor stated that vibration monitors had ceased as rock hammering works have ceased.</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>Interview:</p> <p>- Taylor (BL) stated that noisy work has ceased and noise management is no longer required.</p> <p>Observation:</p> <p>- No unacceptable noise was observed during the Audit.</p>				
G203	CNVMP	Section 10.1	<p>The objective in undertaking a consultation process is to:</p> <ul style="list-style-type: none"> - Inform and educate the groups about the project and the noise controls being implemented. - Increase understanding of all acoustic issues related to the project and options available. - Identify group concerns generated by the project, so that they can be addressed. - 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. <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>Interview:</p> <p>- Taylor (BL) stated that regular communications are conducted to adjacent neighbour at 39 Bancroft Avenue.</p> <p>Record Sighted:</p> <ul style="list-style-type: none"> - Mailbox drop for Autumn and Winter 2024 from Roseville College - In the project website: Quarterly Bulletins, monthly construction works notices, special notices, the next community drop-in event (28 May 2024) invitation. - Previously the mailbox drop plan and area coverage for Autumn, Winter and Summer 2023 were sighted. 				

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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"> - The name and address of the complainant (if provided). - The time and date the complaint was received. - The nature of the complaint and the time and date the noise was heard. - The name of the employee who received the complaint. - Actions taken to investigate the complaint, and a summary of the results of the investigation. - Required remedial action, if required. - Validation of the remedial action. - 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. - Summary of feedback to the complainant. <p>The investigation of a complaint shall involve where applicable:</p> <ul style="list-style-type: none"> - noise measurements at the affected receiver. an investigation of the activities occurring at the time of the incident. - inspection of the activity to determine whether any undue noise is being emitted by equipment; and - Whether work practices were being carried out either within established guidelines or outside these guidelines. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Complaint register for April 2024 up to September 2024 indicate no noise complaint. 				
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"> - The date and time that the measurements were undertaken; - The location of measurements, noise receivers and construction processes. A site map should be included for clarity. - A description of the construction processes being undertaken during the measurement period. - The measured noise construction noise levels, and the noise level at the façade of nearby receivers (if noise levels are predicted). - A comparison to the NSW EPA Interim Construction Noise Guideline noise management levels. 	<p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that noise monitoring has ceased as noisy works (bulk excavation, rock hammering) have ceased. 				
Construction Waste Management Sub-Plan								
G206	CWMP	Section 4	<ul style="list-style-type: none"> - 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. - 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. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Induction material included liquid waste requirement. 				
G207	CWMP	Section 5.4	<p>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>	<p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that no hazardous waste from the site was encountered during the audit period. 				

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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	See G98 on waste disposal record. Observation: Waste was observed to be placed in bins. Interview: - Taylor (BL): No soil waste was generated during this Audit period. VENM disposal was completed during previous audit.					
Community Consultation Strategy									
G209	CCS	Table 4	<ul style="list-style-type: none"> - 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"> • Roseville College's news webpage and project webpage • Roseville College's telephone number 9884 1100 and email address enquiries@roseville.nsw.edu.au - 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. - 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. - 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. - 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. - 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. - 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. - 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. - 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. 	<p>Observation:</p> <ul style="list-style-type: none"> - 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 - 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. <p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that regular communication was conducted with the occupier of 39 Bancroft Ave. <p>Record Sighted:</p> <ul style="list-style-type: none"> - Mailbox drop for Autumn and Winter 2024 from Roseville College - In the project website: Quarterly Bulletins, monthly construction works notices, special notices, the next community drop-in event (28 May 2024) invitation. - Previously the mailbox drop plan and area coverage for Autumn, Winter and Summer were sighted. 					

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Construction Soil and Water Management Report								
G210	CSWMR	Section 2.3, 4.2, 4.4	<ul style="list-style-type: none"> - 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 - Installation of stabilised construction entry and exit grids to prevent construction vehicles from tracking debris into adjacent authority roadways and stormwater systems - Construction of cut off drains to minimise generation of sediment-laden and silt-laden water by managing water runoff velocities. - Protection of materials stockpiles by suitable wind protection fencing and/or temporary covering of stockpiles - Protection of existing and recently constructed surface inlet pits with temporary sediment traps using geotextile filter fabric and sandbags - Protection of existing and recently constructed overland flow paths with vegetated ground cover - General expedited revegetation and stabilisation of exposed earthworks to prevent sedimentation of stormwater runoff - 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. - 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. 	<p>Observation</p> <ul style="list-style-type: none"> - Sediment fence was no longer present. Coir logs were observed on the downgradient end of the landscaping area. - Stormwater grate on Bancroft Ave was observed to be covered by geotextile. - There was no evidence of sediment entering the stormwater grate on Bancroft Ave. - One stockpile was observed that was covered. 				
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"> - The appropriate regulatory authority (ARA) - Environment Protection Authority (EPA) if they are not the ARA - Ministry of Health - SafeWork NSW (formerly WorkCover) - local authority, if they are not the ARA - Fire and Rescue NSW 	<p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated no pollution incident has occurred during the Audit. 				

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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"> • Daily – when rain is occurring - all drainage, erosion and sediment control measures; - occurrence of excessive sediment deposition (whether on-site or off-site); - all site discharge points. • Weekly – (even if work is not occurring on site) - all drainage, erosion and sediment control measures; - occurrence of excessive sediment deposition (whether on-site or off-site); - occurrences of construction materials, litter or sediment placed, deposited. Washed or blown from the site, including deposition by vehicular movements; - litter or waste receptors; - oil, fuel and chemical storage facilities. • Within 24 hours prior to expected rainfall - all drainage, erosion and sediment control measures; - all temporary flow diversion and drainage works; • Within 18 hours of a rainfall event of sufficient intensity and duration to cause on-site runoff. - all drainage, erosion and sediment control measures; - occurrence of excessive sediment deposition (whether on-site or off-site); - occurrences of construction materials, litter or sediment placed, deposited. Washed or blown from the site, including deposition by vehicular movements; - occurrence of excessive erosion, sedimentation, or mud regeneration around the site office, carpark and material storage areas. <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>Record sighted:</p> <ul style="list-style-type: none"> - Hammertech HSE Inspections issued to Taylor and all trades via Hammertech Inspection is conducted by Taylor (e.g. Weekly Site Inspection 4/10/2024, 27/9/2024, which included observations of stormwater/sediment and proposed actions). - HSE Compliance Review #1 (30 September 2024). - No inspection record provided after rain was sighted. <p>Interview:</p> <ul style="list-style-type: none"> - Taylor (BL) stated that site inspection is conducted after rain to ensure site drainage, erosion and sediment control measures are in place. The daily check is not formally recorded. 	<p>Recommendation: Inspection should continue being conducted after rain. It would be prudent to document these inspections.</p>			

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