

## INDEPENDENT AUDIT REPORT



<b>Development</b>	Grey House Precinct Development
<b>Application Number</b>	SSD 17424905
<b>Applicant</b>	Pymble Ladies College
<b>Audit Scope</b>	Initial Audit – Construction works stage: Demolition, earthworks, foundations & in-ground services.
<b>Audit Reference</b>	SSD 17424905-IA1
<b>Audit Organisation</b>	Stephen Edwards Constructions Pty Ltd
<b>Report Prepared and Certified by</b>	Annabelle Tungol (Lead Environmental Auditor)
<b>Date of Audit</b>	14 June 2024
<b>Date of Report</b>	1 July 2024

Revision	Date	Revision History
0.0	1 July 2024	Issued to SEC and PPC

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## EXECUTIVE SUMMARY

The Audit Report presents the findings from the initial Independent Audit (IA1) conducted for the Pymble Ladies College Grey House Precinct Development (referred to as "the Project") located at 20 Avon Road, Pymble NSW 2073, under State Significant Development 17424905 (SSD-17424905). This audit encompassed the construction activities governed by Construction Certificate No.1 (CC1-200618/1), including demolition, earthworks, foundations, and in-ground services. These activities were undertaken by Pymble Ladies College (referred to as "the Applicant"), with Pier Property Corporation (PPC) acting as the Project Manager and Stephen Edwards Constructions Pty Ltd (SEC) as the Design and Construct Contractor. Construction commenced on 8 April 2024.

This audit was conducted in compliance with the Condition of Consent (CoC) E39 of SSD-17424905, adhering to principles outlined in the Independent Audit Guideline for Post Approval Requirements (IAPAR 2020). Artea Green Ventures Pty Ltd (AGV) was engaged as the Independent Auditor, endorsed by the Department of Planning, Housing and Infrastructure (NSW Planning) on 12 April 2024 (refer to Appendix B). The audit period covers from 8 April 2024 to 14 June 2024, and involved reviewing construction activities through document assessments, evidence verification, interviews with key personnel, and a site inspection conducted on 14 June 2024. The primary objective was to assess compliance with the Conditions of Consent detailed in SSD-17424905 Schedule 2, Parts A to E, and to evaluate the implementation of construction environmental management plans and subplans.

### Summary of Findings

The summary of findings during this IA1 is as follows:

- This is the first audit conducted against the conditions of approval SSD 17424905.
- A total of 202 Conditions of Consent (CoCs) under SSD-17424905 were assessed.
- Eighty-four (84) CoCs were found to be compliant.
- One hundred eighteen (118) CoCs were not triggered.
- There was no non-compliance raised during this audit.
- The following key strengths were noted:
  - Management plans were developed to be fit for purpose and have been effectively implemented.
  - Site environmental mitigation measures, including sedimentation controls, tree protection, dust management, traffic controls, noise and vibration controls, site establishment, site security, hoarding, and fencing, have been successfully executed.
  - Construction documentation and records are up-to-date and well-maintained.

Detailed findings are presented in Section 3 and Appendix A.

The Auditor wishes to express gratitude for the exceptional level of organisation, cooperation, and assistance provided by the auditees throughout the Independent Audit process.

## 1.0 INTRODUCTION

The Audit Report presents the findings from the initial Independent Audit (IA1) conducted for the Pymble Ladies College Grey House Precinct Development (referred to as "the Project") located at 20 Avon Road, Pymble NSW 2073, under State Significant Development 17424905 (SSD-17424905). This audit encompassed the construction activities governed by Construction Certificate No.1 (CC1-200618/1) approved by the City Plan Services Pty Ltd (the Certifier), including demolition, earthworks, foundations, and in-ground services. These activities were undertaken by Pymble Ladies College (referred to as "the Applicant"), with Pier Property Corporation (PPC) acting as the Project Manager and Stephen Edwards Constructions Pty Ltd (SEC) as the Design and Construct Contractor. Construction commenced on 8 April 2024.

This audit was conducted in compliance with the Condition of Consent (CoC) E39 of SSD-17424905, adhering to principles outlined in the Independent Audit Guideline for Post Approval Requirements (IAPAR 2020). Artea Green Ventures Pty Ltd (AGV) was engaged as the Independent Auditor, endorsed by the Department of Planning, Housing and Infrastructure (NSW Planning) on 12 April 2024 (refer to Appendix B). The audit period covers from 8 April 2024 to 14 June 2024, and involved reviewing construction activities through document assessments, evidence verification, interviews with key personnel, and a site inspection conducted on 14 June 2024. The primary objective was to assess compliance with the Conditions of Consent detailed in SSD-17424905 Schedule 2, Parts A to E, and to evaluate the implementation of construction environmental management plans and subplans.

### 1.1 Project Background

Stephen Edwards Constructions (SEC) has been awarded the Design and Construct contract to build a new five-story building for Pymble Ladies' College. This exciting new building, "Grey House Precinct" will be home to Years 5 and 6 and will house several classroom spaces as well as an Out of School Hours Care (OSHC), an Early Learning Centre (ELC), a Health Care Centre, and a Dance Academy. The facility will also cater for several outdoor play and learning spaces. The Façade of the building has architectural features (Figure 1) including terracotta blades, slip brick cladding, and glass balustrading.



Figure 1 Architectural Features (source: <https://www.pymblelc.nsw.edu.au/grey-house-precinct/>)

### 1.1.1 The Site and surrounding context

The site is located in the suburb of Pymble, which forms part of the Ku-ring-gai Local Government Area (LGA) in the north of Greater Sydney. The surrounding context exhibits a leafy suburban character, with surrounding development comprising primarily of detached dwelling houses set within generous gardens and along tree-lined streets. Moderately scaled residential flat buildings of recent construction are generally concentrated along the railway line. Local shops, generally contained within two (2) storey attached buildings, are also situated in proximity to the train station along Pacific Highway and on the northern side of the railway.

There are multiple open spaces, bushland areas and riparian corridors throughout the surrounding area, including Avondale golf course adjoining the southern site boundary, Sheldon Forest and Avondale Dam to the west, and Robert Pymble Park to the north.

The site is highly accessible by public transport, being approximately 200m walk from Pymble train station. Bus stops along Pacific Highway provide bus connections to Macquarie University and Hornsby. The site is also accessible via the established road network, being in immediate proximity to the Pacific Highway and near to its intersection with Ryde Road/Mona Vale Road.



Figure 2 Site Plan (source BVN 2021)

### 1.1.2 Project Approval

A State Significant Development SSD 17424905 was approved by the NSW Independent Planning Commission on 9 December 2022. The project is described in the approval is a portion of Pymble Ladies College campus at 20 Avon Road, Pymble being Lot 1 DP 6954.

The Grey House Precinct development involving demolition of existing structures and construction of a building to accommodate the following:

- junior school classrooms (years 5 and 6).
- science, technology engineering and mathematics laboratories.
- health and wellbeing facilities (consulting rooms/wards).
- a dance academy.
- out-of-school-hours care.
- a new early learning centre for 90 children and 20 staff.
- outdoor learning spaces for existing students; and
- tree removal and associated landscaping works.

### 1.1.3 Crown Certificates

This audit encompassed the construction activities governed by Construction Certificate No.1 (CC1-200618/1) approved by the City Plan Services Pty Ltd (the Certifier), including demolition, earthworks, foundations, and in-ground services.

## 1.2 Audit Team

The audit team (including qualifications and experience) is presented in Table 1.

*Table 1: Audit Team Qualifications and Experience*

Name	Company	Role	Qualifications
<b>Annabelle Tungol</b>	Artea Green Ventures Pty Ltd	Lead Environmental Auditor	Bachelor of Science in Chemical Engineering  Exemplar Global Certified Lead Environmental Auditor and Quality Auditor (Certificate No.: 119536)

## 1.3 The audit objectives

The primary aim of this independent audit is to fulfill the requirements outlined in Condition of Consent (CoC) E39 of SSD-17424905 as per the guidelines specified in the document "NSW Planning of Planning and Environment Independent Audit Post Approval Requirements" (IAPAR 2020).

## 1.4 Audit scope

The scope of this Independent Audit as per the IAPAR 2020 included the following:

- an assessment of compliance with:
  - all conditions of approval applicable to current works delivered within this audit period 8 April 2024 to 14 June 2024.
  - all post-approval and compliance documents prepared to satisfy the conditions of approval, including an assessment of the implementation of Construction Environmental Management Plans and Sub-plans; and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment.
  - the physical extent of the development in comparison with the approved boundary.
  - incidents, non-compliances, and complaints that occurred or were made during the audit period.
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
  - feedback received from the NSW Planning, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- this is the first independent audit conducted under this SSD requirements.
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the NSW Planning, considering relevant regulatory requirements and legislation, knowledge of the development's past performance, and comparison to industry best practices.

## 1.5 Audit Period

This audit covers the review of project activities and records during the period between 8 April 2024 and 14 June 2024.

## 1.6 Project activities

During the conduct of this audit on 14 June 2024 bulk earth works is being undertaken. The site establishment were completed including site hoarding and fencing, tree protection, stabilisation or haul road, delineation of pedestrian walkway and erosion and sedimentation controls were installed.

## 2.0 AUDIT METHODOLOGY

### 2.1 Selection and endorsement of the audit team

In accordance with Section 3.1 of the IAPAR 2020, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

Approval of the Audit Team was provided by the NSW Planning on 12 April 2024. The confirmation letter is presented in **Appendix B** and the auditor's independence declaration is attached in **Appendix D**.

### 2.2 Audit Scope Development

The audit scope and checklist, based on the Project Conditions of Consent Requirements SSD-17424905, were prepared by AGV. Please refer to **Appendix A** in this report for further details.

### 2.3 Audit Process

#### 2.3.1 Opening Meeting

The opening meeting took place on 14 June 2024, at 9:00 am with the attendance of representatives from SEC project personnel and the auditor, as indicated in Section 2.3.4. During the meeting, several key topics were discussed, including:

- Confirmation of the audit's purpose and scope.
- An overview of the Project scope and an update on the status of the works.
- Reports or occurrences of any environmental incidents, non-compliances, and complaints.
- A comprehensive explanation of the audit process, aligning with the proposed Audit Program.

#### 2.3.2 Conduct of Audit

The audit activities encompassed the following:

- The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the NSW Planning's IAPAR 2020.
- Consultations with the NSW Planning were conducted prior to the audit Refer to Section 2.5 and Section 3.8.
- Reviewing the project documentation, including the Construction Environmental Management Plan (CEMP) and sub-plans, to ensure compliance with the Conditions of Consent Requirements.
- Conducting a thorough site walk to assess the implementation of mitigation measures and environmental controls on 14 June 2024.
- Performing the audit using a checklist prepared based on the Conditions of Consent Requirements SSD-17424905, which involved interviewing personnel and examining records provided as evidence of compliance.

- Identified findings were discussed during the closing meeting, and any necessary actions resulting from site inspections were promptly communicated to site personnel and addressed without delay.
- Additional information requested by the auditor was also provided after the audit day.

### 2.3.3 Closing Meeting

On 14 June 2024 at 1:00 pm, a closing meeting was conducted, attended by representatives from A SEC. The meeting involved discussions regarding general feedback and the audit findings. AGV auditor expressed their appreciation for the cooperation, transparency, and hospitality demonstrated by the auditees throughout the audit process.

### 2.3.4 Audit Attendance and Site Personnel Interviewed

The following table presents the name and position of project personnel present during the site inspection, records review, and interview.

*Table 2. Interviewed Site Personnel*

Name	Company	Position
Fotini Bouranta	Stephen Edwards Constructions	Contracts Administrator
Andrew Kyrillos	Stephen Edwards Constructions	Project Manager
Claudia Agostino	Stephen Edwards Constructions	Project Coordinator
Rodney Peachey	Stephen Edwards Constructions	Senior Project Manager
Rosanna Petteno	Pier Property Corporation	Senior Project Manager

## 2.4 Site Inspections

On-site audit activities involved a comprehensive inspection of the entire project site and its associated work activities to validate the implementation of mitigation measures in alignment with aspects and impact detailed in the EIS, CEMP, and sub-plans. These aspects and impacts include but are not limited to:

- Visual impact and amenity
- Air quality
- Soil and water management
- Noise and Vibration management
- Traffic and access
- Waste management
- Tree protection management

The site inspection carried out on 14 June 2024, provided a basis for detailed observations, which are elaborated upon in **Section 3** and **Appendix A**. Additionally, visual documentation of the inspection, including photographs, can be found in **Appendix E**.

## 2.5 Consultation

On 1 May 2024, AGV engaged in consultation with the NSW Planning to seek their input regarding the scope of the Independent Audit and to ascertain whether there was a need to involve other stakeholders, as outlined in Section 3.2 of the IAPAR 2020. For detailed information on the outcomes of the consultation with the relevant agencies, refer to **Section 3.8** of this report. The consultation records can be found in **Appendix C**.

## 2.6 Compliance Status Descriptors

The compliance status of each consent condition requirement in the Audit Table was assessed using the appropriate descriptors provided in Table 3, following the guidelines outlined in the IAPAR 2020. The meanings and interpretations of these descriptors were considered when determining the compliance status for each requirement.

*Table 3: Compliance Status Descriptors*

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

As per the IAPAR 2020, as part of the audit evaluation, the auditor may make observations, including identifying any opportunities for improvement in relation to any compliance requirement or any other aspect of the project. Any observations or notes are in addition to the compliance status descriptor assigned to each compliance requirement, limited to the descriptors listed in Table 3.

## 3.0 AUDIT FINDINGS

### 3.1 List of the Approvals and Documents Reviewed

The primary documents reviewed or presented as evidence during this audit are as follows:

- Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations & in-ground services.
- Pymble Ladies College Development Consent SSD 17434905, 9 December 2022
- Environmental Impact Statement Grey House Precinct, Pymble Ladies College 20 Avon Road, Pymble (Lot 1 DP 69541) Prepared by Willowtree Planning Pty Ltd on behalf of Pymble Ladies College October 2021
- Pymble Ladies College Grey House Precinct Project Aboricultural Impact Assessment 12 Oct 2021 by ArborSafe
- Grey House Precinct, Pymble Ladies' College Social Impact Assessment Prepared for Pymble Ladies' College August 2021 by HillPDA
- Pedestrian Wind Environment Study Grey House Precinct, Pymble Ladies College Wg268-01f03(Rev1)- We Report.Docx August 26, 2021, by windtech
- Response To Submissions: Pymble Ladies College – Grey House Precinct 20 Avon Road, Pymble LOT 1 DP 69541 Prepared by Willowtree Planning Pty Ltd on Behalf Of Pymble Ladies College 4 May 2022
- Report number: 240063-PLCGH-Construction Noise Survey-R0 Construction Noise Survey – R0 Date: 12 March 2024 Version: Issue 1 PREPARED BY: Pulse White Noise Acoustics Pty Ltd
- Report number: 240063-PLCGH-Construction Noise Survey-R0 Date: 15 April 2024 Version: Issue 0 PREPARED BY: Pulse White Noise Acoustics Pty Ltd
- Report number: 240063-PLCGH-Construction Noise Survey – 3rd Assessment – R0 Date: 20 May 2024 Version: Issue 0 PREPARED BY: Pulse White Noise Acoustics Pty Ltd
- Report number: 240063 - PLCGH - Vibration Monitoring - May 2024 Date: 3 June 2024 Version: For Information PREPARED BY: Pulse White Noise Acoustics Pty Ltd
- <https://www.pymblelc.nsw.edu.au/grey-house-precinct/>
- <https://www.stephenedwards.com.au/grey-house-precinct>
- Community Construction Communication Strategy WSP Final Rev 29/01/24
- Planning Secretary Approval of Community Communication Strategy Department of Planning, Housing & Infrastructure SSD-17424905-PA06 09/02/24
- 10/07/2023 Subject: Appointment of an independent chairperson to the Pymble Ladies College Community Consultative Committee, Condition D8 SSD-17424905-PA-2 DPHI
- Community Consultative Committee Meeting Notes

- Community Consultative Committee - 14/11/23
- Alternative Certification Process Approval Department of Planning & Environment SSD-SSD-17424905-PA-3 01/11/23
- Ecologically Sustainability Development Stantec Australia Pty Ltd Rev 3 27/09/23
- Project Management Plan (Incorporating Quality, Safety & Environment) Ghp Grey House Precinct Project Number: 647 Appendix 11 Environmental Management Plan Rev B 15/03/2024 By Stephen Edwards Construction
- Waste Management Plan Rev B Pymble Grey House Project Number: 647 Issued: 15/03/2024 By Stephen Edwards Construction
- Project Management Plan (Incorporating Quality, Safety & Environment) Ghp Grey House Precinct Project Number: 647 Appendix 10 Traffic Management Plans Rev C - Construction Traffic and Pedestrian Management Sub-Plan (Ctpmsp) Pymble Ladies' College - Grey House Precinct Ctmp Version: 1.0 Development Application: Ssd 17424905 Lga: Ku-Ring-Gai Council Prepared For: Stephen Edwards Constructions by Traffic Planner 4/03/2024
- Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (Cnvmsp) Stephen Edwards Construction Report Number: 240063-Plcgh-Cnvmsp-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd
- Plc's Grey House Precinct – Biodiversity Management Sub-Plan (Bmsp) To: Pymble Ladies College by Ecological Consultants Australia Pty Ltd 26 February 2024
- Construction Environmental Management Plan, Revision C dated 29 April 2024 DPHI Approval of CEMP dated 30 May 2024
- Environmental Inspections
- Hammertech records

All other records of evidence were noted in the Audit Table as Appendix A.

## 3.2 Summary of the assessment of compliance

The summary of findings during this IA1 is as follows:

- A total of 202 Conditions of Consent (CoCs) under SSD-17424905 were assessed.
- Eighty-four (84) CoCs were found to be compliant.
- One hundred eighteen (118) CoCs were not triggered.
- There was no non-compliance raised during this audit.

A summary of the assessment of compliance i.e., a comparison between the total number of compliance requirements and any non-compliances identified during this reporting period is presented in the graph below.

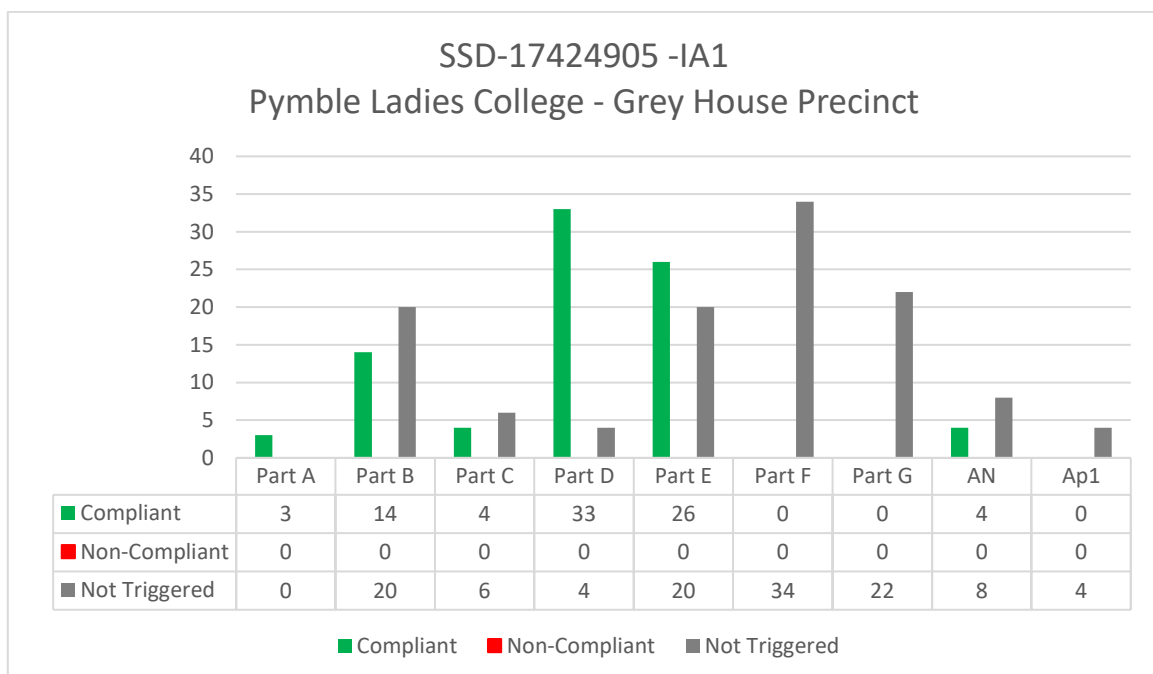


Figure 3. Summary of the Assessment of Compliance -SSD-17424905-IA1

The SSD-17424905 Pymble Ladies College Grey House Precinct was divided into the following Parts of Scheme 2:

- Part A - Deferred Commencement Conditions
- Part B - Administrative Conditions
- Part C – Prior To The Issue of a Construction Certificate
- Part D – Prior To Commencement of Construction
- Part E – During Construction
- Part F - Prior To The Issue of Occupation Certificate/ Commencement of Operation
- Part G – Post Occupation
- Advisory Notes
- Appendix 1 – Incident Notification and Reporting Requirements

### **3.3 Summary of Non-compliances during the Audit Period**

There was no non-compliance raised during this audit period.

### **3.4 Summary Of Any Notices, Orders, Penalty Notices or Prosecutions**

There are no notices, orders, penalty notices, or prosecutions have been issued or imposed during this audit period.

### **3.5 Summary of Complaints**

A complaints register is being maintained by the Applicant and SEC which can be accessed on the project website. The following complaints/inquiries were raised since the commencement of site establishment:

- Noise (12/03/2024) - Noisy excavator work before 9 AM on 8 March 2024, breaching DA condition E12. No works of this nature have been conducted yet at the time of complaint.
- Silt Fencing Aesthetic (15/03/2024) - Orange plastic silt fencing near the school boundary was considered an eyesore. The black shade cloth was added over the fencing as a resolution.
- Truck Movements (29/03/2024) - Concerns about trucks driving past a tight corner in Mayfield Avenue leading into Allawah Road. Monitor and potentially alter truck routes. PLC confirmed the response to the resident's concern.
- Truck Route Concerns (02/04/2024) - Concerns about trucks making a left-hand turn into Mayfield Avenue when leaving the site. Monitor and potentially alter truck routes. PLC confirmed the response to the resident's concern.
- Grey House Walk Tree Maintenance (17/04/2024) - Enquiry about the maintenance responsibility of Grey House Walk trees. Inform the resident that the area is not part of the SEC site and advise contacting PLC. PLC trimmed the trees after consulting with the neighbour.

Upon analysing the complaints, it is evident that most were raised before the commencement of construction CC1 works (8 April 2024). SEC has implemented the necessary controls to prevent the recurrence of these issues. The construction vehicle movement route is displayed at the site entry and exit for haul trucks. The hoardings were installed to minimise visual impact, noisy works were conducted within permissible hours, and no out-of-hours works are planned.

### **3.6 Details of the Incident**

There were no reportable incidents as defined by the condition of consent.

### 3.7 Adequacy Of Environmental Management Plans, Sub-Plans, and Compliance Documents

The Construction Environmental Management Plan (CEMP) and its corresponding sub-plans have been effectively updated to incorporate work activities and controls. These plans were consistently reviewed to ensure their adequacy, implementation, and maintenance:

- Construction Environmental Management Plan Revision 04, 14 June 2024
- Construction Noise and Vibration Management Plan Revision 01, 15 March 2024
- Construction Traffic and Pedestrian Management Sub-Plan Revision 1.0, 04 March 2024
- Emergency Response Plan, Revision 02 February 2024
- Waste Management Plan Revision B 15 March 2024
- Community Construction Communication Strategy WSP Final Revision 29 January 2024

The implementation of the CEMP and sub-plans was verified through various methods, including site inspections, interviews, and record reviews, as detailed in Appendix A and Section 3.11. Further visual evidence supporting these findings is available in Appendix E.

Overall, the Construction Environmental Management Plan (CEMP) and its subplans were developed, approved by the Certifier, and submitted to NSW Planning for their records. Following the submission, NSW Planning requested additional information regarding the CEMP, to which SEC promptly responded, providing the necessary details, and updating the CEMP accordingly. During this audit, the auditor identified minor areas for improvement. SEC promptly addressed these observations and made the necessary updates to the CEMP to ensure full compliance and continuous improvement. The CEMP was updated to Revision 4 and submitted to the Certifier and NSW Planning for information.

### 3.8 Consultation with the NSW Planning and Stakeholders

The table below presents the results of the consultation process and the feedback received from NSW Planning. The consultation email was sent to the NSW Planning on 1 May 2024 the detailed consultation records can be found in **Appendix C** of this report.

*Table 4: Consultation Results*

Stakeholder	Comments	Response to feedback
NSW Planning of Planning, Housing and Infrastructure (NSW Planning)  (received on 11 June 2024)	The Department of Planning, Housing and Infrastructure (NSW Planning) requests that an additional focus on community consultation, complaints handling	Refer to Section 3.5 for a summary of complaints.  Grey House Precinct Community Consultative Committee was established, and regular meetings were conducted. There have been two meetings conducted to date. Meeting minutes were posted on the project website.
	and the following Conditions of SSD-17424905 (Consent): Schedule 2, Condition E9 – E12 Construction Hours	Works have been conducted within the standard working hours. No works outside working hours was planned to be conducted.

Stakeholder	Comments	Response to feedback
	Schedule 2, Condition E16 – E18 Construction Noise Limits	<p>All feasible and reasonable noise mitigation measures were implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP.</p> <ul style="list-style-type: none"> <li>Construction noise testing was undertaken at the site on Friday the 8 of March 2024 between 9:30am and 10:00am during a period of typical activities.</li> <li>Construction noise and vibration testing was undertaken at the site on Thursday the 11 of April 2024 between 9:15am and 9:45am during a period of concrete slab demolition activities.</li> <li>Construction noise and vibration testing was undertaken at the site on Friday the 17 of May 2024 between 10:30am and 11:30am during a period of auger piling works.</li> </ul> <p>There were no noise complaints received since the start of the construction as per CC1.</p>
	Schedule 2, Condition E19 – E21 Vibration Criteria	Vibration Monitoring equipment was first installed on Monday 29 April 2024. The results for vibration monitoring for May 2024 reported no events recorded that exceeded the project's vibration criteria of 8 mm/s.
	NSW Planning recommends that consultation with Ku-Ring-Gai Council, the Community Consultative Committee, and any other agencies that are referenced in the Conditions of Consent.	Refer to below consultation with Council and CCC.
Ku-ring-gai Council (received on 24 June 2024)	Council received public complaints/ comments in relations to the above development. The complaints raised concerns on several aspect of the development including the construction vehicle access and routes, traffic condition in the surrounding roads during construction, the construction of a temporary covered walkway from Pymble Avenue; and issue with construction noise, vibration and dust.	<p>The audit took place on 14 June 2024. During the audit, the traffic condition was reviewed, and the Vehicle Movement Plan was posted at the site exit for drivers to follow. Parking for construction workers was provided within the site area, ensuring no construction vehicles occupied street parking.</p> <p>Dust control measures were observed to be effective during the site inspection, but SEC must continually monitor and maintain these controls to ensure ongoing effectiveness.</p> <p>Noise monitoring was conducted, and SEC plans to implement appropriate noise</p>

Stakeholder	Comments	Response to feedback
		barriers during high-noise activities. At this point, no work outside of standard hours is anticipated.
Ku-ring-gai Council	Council's Record also indicates there are recent complaint relating to noise from an air conditioning unit at the Gillian Moore Centre for Performing Arts and complaints concerning student capacity at the school.	Note that this audit only covers the complaints due to the construction of Grey House Precinct any school operational complaints will be managed by PLC accordingly.
Helen Lochhead AO Community Consultative Committee	<p>The main concerns of the community are related to:</p> <p>1. Construction issues:</p> <ul style="list-style-type: none"> <li>- Traffic and parking in the streets around the school during construction</li> <li>- construction hours</li> <li>- construction noise</li> <li>- privacy during construction</li> </ul> <p>Most of these issues are dealt with in the conditions of approval (CoA) and the Construction Plan of Management. To date there has only been one issue that I am aware of, related to weekend work, that was rectified once notified.</p>	<p>The audit took place on 14 June 2024. During the audit, the traffic condition was reviewed, and the Vehicle Movement Plan was posted at the site exit for drivers to follow. Parking for construction workers was provided within the site area, ensuring no construction vehicles occupied street parking.</p> <p>Dust control measures were observed to be effective during the site inspection, but SEC must continually monitor and maintain these controls to ensure ongoing effectiveness.</p> <p>Noise monitoring was conducted, and SEC plans to implement appropriate noise barriers during high-noise activities. At this point, no work outside of standard hours is anticipated.</p>

### 3.9 Other Matters Considered Relevant by the Auditor and Department

No other matters are considered relevant by the Auditor. The areas of concern raised by NSW Planning were discussed on the above Section 3.8.

### 3.10 Assessment of Actual and Predicted Impacts

The audit considered the actual impacts arising from the carrying out of the construction work and the implementation of mitigation measures during this audit period and whether they are consistent with the relevant impacts and mitigation measures Response to Submissions Report Table 2. A summary of the assessment is presented in the following Table 5.

*Table 5: Summary of predicted versus actual impacts.*

No.	Aspect	Mitigation Measure	Summary of Actual Impacts During Audit Period	Consistent (Yes / No)
1	Bulk and Scale	The proposed development will be built in accordance with the updated Architectural Plans provided at Attachment A.	The development is being built in accordance with the Construction Certificate No.1  Construction Certificate No.1 (CC1-200618/1) approved by the City Plan Services Pty Ltd (the Certifier), including demolition, earthworks, foundations, and in-ground services.	Yes
2	Solar Access	The proposed development will be built in accordance with the updated Architectural Plans provided at Attachment A.	The development is being built in accordance with the Construction Certificate No.1  Construction Certificate No.1 (CC1-200618/1) approved by the City Plan Services Pty Ltd (the Certifier), including demolition, earthworks, foundations, and in-ground services.	Yes
3	Accessibility	Additional step free access has been provided to the Junior School as shown in the Architectural Plans provided at Attachment A.	The development is being built in accordance with the Construction Certificate No.1  Construction Certificate No.1 (CC1-200618/1) approved by the City Plan Services Pty Ltd (the Certifier), including demolition, earthworks, foundations, and in-ground services.	Yes
4	Traffic and Parking	PLC will operate in accordance with the Green Travel Plan (Attachment D2).	PLC is operating in accordance with the GTP.  Construction in accordance with CTMP.	Yes

### 3.11 Site Inspection Results

Refer to **Appendix E** of this report for the photographs taken during the inspection conducted as part of this audit. These photographs serve as visual documentation of the site and its various aspects, providing visual support to the observations and findings described in the report.

During the site inspection, no environmental issues were raised. Several mitigation measures were observed to minimise potential environmental impacts. These measures included:

- Separation of pedestrian traffic from truck haulage.
- Erosion and sedimentation controls were implemented.
- Dust management.
- Adequate parking for workers was provided within the development area.
- Truck leaving site were covered.
- Site signages and notices were installed.
- Tree protections were installed.
- Chemical storage and spill kits were available onsite.
- Vehicle movement plan was established and implemented.
- Waste management in place.
- Plant and equipment were registered and maintained.

These observations highlight the proactive approach taken to address potential environmental concerns and ensure compliance with environmental mitigation measures.

### 3.12 Key strengths and environmental performance

Based on the pre-audit records provided for review, the site inspection, and interview conducted on 14 June 2024, the project demonstrated its readiness for this audit. The following key strengths were noted:

- Construction documentation and records were found to be up-to-date and well-maintained.
- Site environmental controls were implemented, including sedimentation controls, tree protection, dust management, traffic controls, noise and vibration controls, site establishment, site security, hoarding, and fencing.
- No works were conducted outside of working hours; and
- No environmental incidents reported to date.

## 4.0 CONCLUSION AND RECOMMENDATION

This audit was conducted within 12 weeks from the commencement of construction. At this stage, the primary activities on-site involve bulk earthworks. The review demonstrated that the project is progressing well, with the following observations:

- Management plans were developed to be fit for purpose and have been effectively implemented.
- Site environmental mitigation measures, including sedimentation controls, tree protection, dust management, traffic controls, noise and vibration controls, site establishment, site security, hoarding, and fencing, have been successfully executed.
- Construction documentation and records are up-to-date and well-maintained.
- No works have been conducted outside of working hours.
- No environmental incidents have been reported to date.
- No issues were raised and therefore, no response to the audit recommendation is required for this audit.

These findings indicate that the project is adhering to the required environmental and construction standards, demonstrating strong management practices and proactive measures to mitigate potential impacts.

Detailed findings are presented in **Section 3** and **Appendix A**.

## 5.0 LIMITATIONS

Artea Green Ventures Pty Ltd (AGV) has provided this Document to Stephen Edwards Construction Pty Ltd (the Client), and it is subject to the following restrictions:

This Document is specifically prepared for the purpose outlined in the AGV proposal/contract/relevant terms of engagement or as agreed upon between AGV and the Client. AGV has relied on data, surveys, analyses, designs, plans, and other information (referred to as "the information") provided by the Client, as well as other individuals and organisations. Unless stated otherwise in the Document, AGV has not independently verified the accuracy or completeness of the information. The conclusions presented in this document, including statements, opinions, facts, findings, and recommendations, depend on the accuracy and completeness of the information. AGV cannot be held responsible for incorrect conclusions if the information is incomplete, incorrect, concealed, withheld, misrepresented, or not fully disclosed to AGV.

For compliance with the design and the Building Codes of Australia (BCA) and the satisfaction of the Independent Verifier/Certifier/Certifying Authority, the Independent Audit relied on confirmation from the Independent Verifier/Certifier/Certifying Authority that these conditions were met. The Independent Audit did not assess the works against the design or BCA requirements itself, nor did it examine the steps taken by the Independent Verifier/Certifier/Certifying Authority to verify compliance with the design.

The assessment of actual impacts and predicted impacts in the Environmental Impact Assessment(s) was a high-level qualitative assessment. The Environmental Impact Assessment(s) included numerous studies and predictions based on observations, measurements, and modelling of the existing environments and potential project outcomes (including mitigation measures). A comprehensive assessment of the accuracy of these predictions would require additional studies using actual data points as inputs. Unless specified in the Document, there is no requirement, to the Auditor's knowledge, to undertake such studies, and they are not part of this Independent Audit.

Audits of all post-approval documents, including an evaluation of the implementation of Environmental Management Plans and Sub-plans, utilise a Judgement Based Sampling (JBS) technique, which is a sampling technique used in auditing to select items or transactions for examination based on the auditor's professional judgment and expertise. The auditor considers various factors and uses their professional judgment to select items that are deemed to be more significant, risky, or representative of the population being audited. These factors may include the auditor's knowledge of the client's operations, industry-specific risks, materiality thresholds, and areas of higher inherent risk.

This Document is prepared exclusively for the Client's benefit and should not be used, in whole or in part, in other contexts, or for any other purpose. AGV holds no responsibility for the use of this Document by any other party. AGV will not be liable to any other person or organisation for any matter addressed in this Document or for any loss or damage suffered by any other person or organisation resulting from the matters discussed or conclusions expressed in this Document (including negligence by AGV). Parties other than the Client should not rely on this Document or the accuracy or completeness of any conclusions and should conduct their investigations and seek independent advice regarding such matters.

To the best of AGV's knowledge, the facts and matters described in this Document reasonably reflect the Client's intentions at the time the Document was issued. However, changes over time, the emergence of latent conditions, or the impact of future events (including changes in applicable law) may have led to variations in the Document and its potential consequences. AGV will not be held liable for updating or revising the Document to account for any events, emergent circumstances, or facts that occur or become apparent after the Document's issue date.

## APPENDIX A – INDEPENDENT AUDIT TABLE

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
SCHEDULE 2 PART A DEFERRED COMMENCEMENT CONDITIONS				
A1	Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the Applicant must satisfy the deferred commencement conditions as set out in condition A2 prior to this development consent becoming operative.	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>DA A1, A2, A3 - NSW Government Independent Planning Commission Letter NSW Government Independent Planning Commission SSD-17424905 19/05/23</p>	DECLARATION OF PRINCIPAL CERTIFIER: In Accordance with Section 59 of the EP&A (Development Certification & Fire Safety) Regulation 2021 and as the person appointed the Principal Certifier for the building works identified in this Notice, certified that the pre-commencement conditions of the development consent have been satisfied.	Compliant
A2	<p>The Applicant must either:</p> <p>(a) amend the placement of the proposed new five-storey building to achieve a further setback from the south-eastern boundary of a minimum of five metres, and satisfy the requirements set out in condition A3: or</p> <p>(b) provide sufficient evidence to the satisfaction of the Planning Secretary that it has purchased or leased the properties located at 57A and 59B Pymble Avenue; or</p> <p>(c) provide sufficient evidence to the satisfaction of the Planning Secretary that the Applicant has entered into (or made its best endeavours to enter into) written agreements with landowners of properties located at 57A and 59B Pymble Avenue that confirms the landowners concerns with visual, privacy and overshadowing impacts of the Project have been appropriately mitigated.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>DA A1, A2, A3 - NSW Government Independent Planning Commission Letter NSW Government Independent Planning Commission SSD-17424905 19/05/23</p>	<p>DECLARATION OF PRINCIPAL CERTIFIER: In accordance with Section 59 of the EP&amp;A (Development Certification &amp; Fire Safety) Regulation 2021 and as the person appointed the Principal Certifier for the building works identified in this Notice, certified that the pre-commencement conditions of the development consent have been satisfied.</p> <p>The Grey House Precinct development involving demolition of existing structures and construction of a building to accommodate the following:</p> <ul style="list-style-type: none"> <li>• junior school classrooms (years 5 and 6).</li> <li>• science, technology engineering and mathematics laboratories.</li> <li>• health and wellbeing facilities (consulting rooms/wards).</li> <li>• a dance academy.</li> <li>• out-of-school-hours care.</li> <li>• a new early learning centre for 90 children and 20 staff.</li> <li>• outdoor learning spaces for existing students; and</li> <li>• tree removal and associated landscaping works.</li> </ul>	Compliant

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A3	<p>Should condition A2(a) be pursued, the Applicant must submit to the satisfaction of the consent authority:</p> <ul style="list-style-type: none"> <li>(a) revised architectural plans and further design details which detail the amended design and siting of the development.</li> <li>(b) revised landscape plans that include a planting buffer area with a minimum width of eight metres along the south-eastern setback capable of facilitating: <ul style="list-style-type: none"> <li>(i) moderately dense tree planting that is planted in a natural configuration, consistent with the 'wild edge', and not planted in straight rows.</li> <li>(ii) minimum tree heights of five metres at planting; and</li> <li>(iii) deep soil with a minimum depth of 900 millimetres.</li> <li>(iv) (iv) include under-storey planting along the south-eastern edge to provide biodiversity and assist with visual screening.</li> </ul> </li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>DA A1, A2, A3 - NSW Government Independent Planning Commission Letter NSW Government Independent Planning Commission SSD-17424905 19/05/23</p>	<p>DECLARATION OF PRINCIPAL CERTIFIER: In accordance with Section 59 of the EP&amp;A (Development Certification &amp; Fire Safety) Regulation 2021 and as the person appointed the Principal Certifier for the building works identified in this Notice, certified that the pre-commencement conditions of the development consent have been satisfied.</p>	Compliant
PART B ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
B1	<p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Refer to Appendix E Photos taken during the audit site inspection.</p>	<p>All reasonable and feasible measures were implemented to prevent and minimize any material harm to the environment. The following controls were implemented:</p> <ul style="list-style-type: none"> <li>- Separation of pedestrian traffic from truck haulage.</li> <li>- Erosion and sedimentation controls were implemented.</li> <li>- Dust management.</li> <li>- Adequate parking for workers was provided within the development area.</li> <li>- Truck leaving site were covered.</li> <li>- Site signages and notices were installed.</li> <li>- Tree protections were installed.</li> <li>- Chemical storage and spill kits were available onsite.</li> <li>- Vehicle movement was established and implemented.</li> <li>- Waste management in place.</li> </ul>	Compliant
Terms of Consent				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B2	The development may only be carried out: (a) in compliance with the conditions of this consent. (b) in accordance with all written directions of the Planning Secretary. (c) generally, in accordance with the Environmental Impact Statement (EIS) and Response to Submissions (RtS) and Supplementary RtS (SRtS). (d) in accordance with the approved plans in the table below (subject to any changes to the plans required under the conditions of this consent):	Site inspection and interview on 14 June 2024  <ul style="list-style-type: none"> <li>Pymble Ladies College Development Consent SSD 17434905, 9 December 2022</li> <li>Environmental Impact Statement Grey House Precinct, Pymble Ladies College 20 Avon Road, Pymble (Lot 1 DP 69541) Prepared by Willowtree Planning Pty Ltd on behalf of Pymble Ladies College October 2021</li> <li>Pymble Ladies College Grey House Precinct Project Aboricultural Impact Assessment 12 Oct 2021 by ArborSafe</li> <li>Grey House Precinct, Pymble Ladies' College Social Impact Assessment Prepared for Pymble Ladies' College August 2021 by HillPDA</li> <li>PEDESTRIAN WIND ENVIRONMENT STUDY GREY HOUSE PRECINCT, PYMBLE LADIES' COLLEGE WG268-01F03(REV1)- WE REPORT.DOCX AUGUST 26, 2021, by windtech</li> <li>RESPONSE TO SUBMISSIONS: PYMBLE LADIES' COLLEGE – GREY HOUSE PRECINCT 20 Avon Road, Pymble LOT 1 DP 69541 Prepared by Willowtree Planning Pty Ltd on behalf of Pymble Ladies College 4 May 2022</li> </ul>	The development has been carried out: (a) in compliance with the conditions of this consent. (b) no written direction to date from the Planning Secretary. (c) generally, by the Environmental Impact Statement (EIS) Response to Submissions (RtS) and Supplementary RtS (SRtS); and (d) in accordance with the approved plans.	Compliant
B3	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.	Site inspection and interview on 14 June 2024	No written direction received from the Planning Secretary.	Not Triggered
B4	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 B2(c) or B2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition B2(c) and B2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Site inspection and interview on 14 June 2024	Noted. There was no inconsistency noted to date. The Applicant is compliant to conditions of consent.	Compliant
<b>Limits of Consent</b>				
B5	This consent will lapse five years from the date the consent is published on the NSW Planning Portal unless the works associated with the development have physically commenced.	Site inspection and interview on 14 June 2024 Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations & in-ground services.	The construction works have physically commenced on 8 April 2024 upon approval of the Construction Certificate No.1.	Compliant

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B6	<p>This development consent does not approve the following:</p> <ul style="list-style-type: none"> <li>(a) any electrical substation.</li> <li>(b) any increase in student and / or staff numbers within Pymble Ladies College (PLC) apart from the new Early Learning Centre (ELC) facility);</li> <li>(c) any works outside the land titled Lot 1 DP 69541;</li> <li>(d) any change to the operational hours of PLC unless otherwise specified in any conditions of development consent;</li> <li>(e) works within Grey House Walkway;</li> <li>(f) construction of any new or alterations to any existing waste collection areas;</li> <li>(g) installation of boom gates, alterations and additions to Centenary Car Park; and</li> <li>(a) any alterations to the existing service vehicle, staff car parking areas and/or drop-off/pick up facilities including bus zones.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	<p>Noted</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>No works conducted outside standard working hours.</p>	Compliant
<b>Student Numbers</b>				
B7	The proposed ELC must not enrol more than 90 children (aged 0 – 5 years) and 20 full time equivalent staff members.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit.	Not Triggered
<b>Car Parking</b>				
B8	A total of 37 car spaces must be available within the Centenary Car Park for use by the ELC staff and visitors, during the ELC operating hours on weekdays.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit.	Not Triggered
<b>Amendment to Development Consent SSD-5314</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

B9	<p>Pursuant to sections 4.17(1)(b) and 4.17(5) of the EP&amp;A Act, Development Consent SSD-5314 is modified as follows:</p> <p>(a) Amend Schedule 1 to Development Consent SSD-5314 as indicated with the following bolded and italics text and strikethroughs:</p> <p><b>Development:</b> Pymble Ladies College Staged Development Application, including:</p> <ul style="list-style-type: none"> <li>A concept proposal for the redevelopment of school facilities over four three stages, including: <ul style="list-style-type: none"> <li>demolition of existing swimming pool,</li> <li>construction of three new buildings on site with a combined GFA of approximately 5,596 sqm, including an Aquatic and Fitness Centre, a Dining and Function Centre, and a Healthcare Centre,</li> <li>use of Aquatic and Fitness Centre by school and community;</li> <li>use of Dining and Function Centre by school and community;</li> <li>minor upgrade of existing Jeanette Buckham PE Centre;</li> <li>relocation of existing Mollie Dive Field with car parking below for 232 vehicles and removal of 36 existing car parking spaces;</li> <li>landscaping and utilities; and</li> <li>no additional staff or students.</li> </ul> </li> </ul> <p>Stage 1 works, including:</p> <ul style="list-style-type: none"> <li>demolition of existing swimming pool,</li> <li>construction of an Aquatic and Fitness Centre;</li> <li>landscaping and utilities;</li> <li>relocation of existing Mollie Dive Field;</li> <li>use of new Aquatic and Fitness Centre by school and community; and</li> <li>minor upgrade of existing Jeanette Buckham PE Centre.</li> </ul> <p>(b) Amend Conditions A3, A4 and A5 in Schedule 2 to Development Consent SSD-5314 as indicated with the following bolded and italics text and strikethroughs:</p> <p><b>Determination of Future Applications</b></p> <p>A3. In accordance with section 83B(3)(a) of the EP&amp;A Act, Stage 2, and 3 and 4 of the 'concept proposal' are to be the subject of future development application(s).</p> <p>A4. The determination of the future Stage 2, and 3 and 4 development application(s) are to be generally consistent with the terms of this development consent as described in Schedule 1, Condition A5 of Part A of Schedule 2, and subject to the conditions in Part B in Schedule 2.</p> <p><b>Development in Accordance with Plans and Documents</b></p>	<p>Site inspection and interview on 14 June 2024</p> <p>Willowtree email correspondence confirming modified DA condition change process Willowtree Planning - 21/02/24</p>	<p>Willowtree email correspondence confirming modified DA condition change process. Willowtree Planning dated 21 February 2024.</p>	Compliant
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## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

	<p>A5. The Applicant shall carry out the development generally in accordance with the:</p> <ul style="list-style-type: none"> <li>(a) Environmental Impact Statement, as amended by the Response to Submissions, and</li> <li>(b) Following drawings, except for: <ul style="list-style-type: none"> <li>i) any modifications which are 'Exempt' or 'Complying Development'; and</li> <li>ii) otherwise provided by the conditions of this consent.</li> </ul> </li> <li>(c) Amend heading of Part B of Schedule 2 to Development Consent SSD-5314 as follows: PART B CONDITIONS OF CONCEPT PROPOSAL (CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS FOR STAGES 2, AND 3 AND 4)</li> <li>(d) Delete Condition B2 of Schedule 2 to Development Consent SSD-5314 as follows: B2. The Healthcare Centre is restricted to a maximum height of RL 126.82 metres AHD and is to be contained within the building envelope illustrated on the approved plans referenced in Condition A5 of Part A of Schedule 2.</li> <li>(e) Amend Condition B5 of Schedule 2 to Development Consent SSD-5314 as follows:<b>Landscaping</b> B5. All future development applications for Stages 2, and 3 and 4 must include detailed landscape plans identifying the vegetation to be removed or relocated and the location of any additional landscaping, and must be generally in accordance with the approved landscape concept in Condition A5 of Part A of Schedule 2. The detailed landscape plans should include relevant details of the species to be used in the various landscaped areas (preferably species indigenous to the area), including details of the informal native and cultural avenue plants, and other soft and hand landscape treatments, including any pavement areas and modular and sculptural seating.</li> <li>f) Amend Condition B12 of Schedule 2 to Development Consent SSD-5314 as follows: <b>Contamination</b> B12. All future development applications for Stages 2, and 3 and 4 are to include detailed Phase 2 contamination assessments of the site area for the respective stage (including detailed soil sampling investigations) to assess the likelihood of soil or groundwater contamination being present at the site. Should the detailed contamination assessments identify a need to undertake remediation to render to the site suitable for its future use, the future applications should be accompanied</li> </ul>			
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## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	by a Remediation Action Plan which addresses the requirements of State Environmental Planning Policy No. 55 – Remediation of Land and Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land (Department of Urban Affairs and Planning, 2008).			
<b>Prescribed Conditions</b>				
B10	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Site inspection and interview on 14 June 2024 Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations & in-ground services.	The Applicant complied with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliant
<b>Planning Secretary as Moderator</b>				
B11	In the event of a dispute between the Applicant and a public authority, in relation to a requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution.	Site inspection and interview on 14 June 2024	No dispute noted to date.	Not Triggered
<b>Evidence of Consultation</b>				
B12	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Site inspection and interview on 14 June 2024  Consultation Report Grey House Precinct, Pymble Ladies College 20 Avon Road, Pymble (Lot 1 DP 69541) Prepared by Willowtree Planning Pty Ltd on behalf of Pymble Ladies College 19 August 2021 by Willow Tree Planting	Refer to the following conditions requiring consultation with the identified party.	Compliant
<b>Staging</b>				
B13	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Site inspection and interview on 14 June 2024	Construction is not staged.	Not Triggered

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B14	<p>A Staging Report prepared in accordance with condition B13 must:</p> <ul style="list-style-type: none"> <li>(a) be generally consistent with the proposed staging submitted with the EIS, unless a revised staging report is submitted to the Planning Secretary;</li> <li>(b) 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;</li> <li>(c) 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);</li> <li>(d) specify how compliance with conditions will be achieved across and between each of the stages of the project;</li> <li>(e) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</li> <li>(f) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	Site inspection and interview on 14 June 2024	Construction is not staged.	Not Triggered
B15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site inspection and interview on 14 June 2024	Construction is not staged.	Not Triggered
B16	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 including independent auditing requirements.	Site inspection and interview on 14 June 2024	Construction is not staged.	Not Triggered
Staging, Combining and Updating Strategies, Plans or Programs				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B17	<p>The Applicant may:</p> <ul style="list-style-type: none"> <li>(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);</li> <li>(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</li> <li>(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).</li> </ul>	Site inspection and interview on 14 June 2024	Plans were not staged.	Not Triggered
B18	Any strategy, plan or program prepared in accordance with condition B17, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Site inspection and interview on 14 June 2024	Plans were not staged.	Not Triggered
B19	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Site inspection and interview on 14 June 2024	Plans were not staged.	Not Triggered
B20	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Site inspection and interview on 14 June 2024	Plans were not staged.	Not Triggered
<b>Structural Adequacy</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B21	<p>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 NCC.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</li> <li>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Cover Sheet TTW S0000 02 15/03/24</p> <p>Notes Sheet TTW S0001 02 15/03/24</p> <p>Shoring Plan TTW S0501 02 15/03/24</p> <p>3D - Shoring TTW S0502 02 15/03/24</p> <p>Shoring Elevations &amp; Sections - Sheet 1 TTW S0511 03 18/03/24</p> <p>Shoring Elevations &amp; Sections - Sheet 2 TTW S0512 03 18/03/24</p> <p>Typical Soldier Pile Details TTW S0521 03 18/03/24</p> <p>Footing Plan TTW S1001 03 18/03/24</p> <p>Footing Sections &amp; Details - Sheet 1 TTW S1041 03 18/03/24</p> <p>Slab on Ground OSD Elevations &amp; Details - Sheet 1 TTW S6010 02 15/03/24</p> <p>Structural Design Certificate TTW 211007 15/03/24</p>	<p>Certified by the Principal Certifier under Construction Certificate No.CC200618/1.</p>	Compliant
<b>External Walls and Cladding</b>				
B22	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	<p>Not yet triggered during this audit period.</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	Not Triggered
<b>Applicability of Guidelines</b>				
B23	<p>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.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	<p>The project adheres to relevant guidelines, Australian Standards, protocol and as certified by the Certifier.</p>	Compliant
B24	<p>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.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024</p> <p>CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	<p>Noted. The project adheres to relevant guidelines, Australian Standards, protocol and as certified by the Certifier.</p>	Compliant
<b>Monitoring and Environmental Audits</b>				

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B25	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Report number: 240063-PLCGH-Construction Noise Survey-R0 Construction Noise Survey – R0 Date: 12 March 2024 Version: Issue 1 PREPARED BY: Pulse White Noise Acoustics Pty Ltd</p> <p>Report number: 240063-PLCGH-Construction Noise Survey-R0 Date: 15 April 2024 Version: Issue 0 PREPARED BY: Pulse White Noise Acoustics Pty Ltd</p> <p>Report number: 240063-PLCGH-Construction Noise Survey – 3rd Assessment – R0 Date: 20 May 2024 Version: Issue 0 PREPARED BY: Pulse White Noise Acoustics Pty Ltd</p> <p>Report number: 240063 - PLCGH - Vibration Monitoring - May 2024 Date: 3 June 2024 Version: For Information PREPARED BY: Pulse White Noise Acoustics Pty Ltd</p> <p>SEC Weekly Environmental Inspections Reports</p>	<p>This is the first independent audit conducted for the project as per IAPAR 2020 within 12 weeks from the commencement of construction.</p> <p>Construction noise testing was undertaken at the site on Friday the 8 of March 2024 between 9:30am and 10:00am during a period of typical activities.</p> <p>Construction noise and vibration testing was undertaken at the site on Thursday the 11 of April 2024 between 9:15am and 9:45am during a period of concrete slab demolition activities.</p> <p>Construction noise and vibration testing was undertaken at the site on Friday the 17 of May 2024 between 10:30am and 11:30am during a period of auger piling works.</p> <p>Vibration Monitoring equipment was first installed on Monday April 29 2024. This report includes the results for vibration monitoring for the month of May 2024.No events recorded exceeded the project’s vibration criteria of 8 mm/s.</p> <p>SEC Weekly Environmental Inspections were conducted.</p>	Compliant

Access to Information
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## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B26	<p>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:</p> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition B2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the condition of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaint register, updated monthly;</li> <li>(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;</li> <li>(x) any other matter required by the Planning Secretary; and</li> <li>(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.</li> </ul> </li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p><a href="https://www.pymblelc.nsw.edu.au/grey-house-precinct/">https://www.pymblelc.nsw.edu.au/grey-house-precinct/</a></p> <p><a href="https://www.stephenedwards.com.au/grey-house-precinct">https://www.stephenedwards.com.au/grey-house-precinct</a></p>	<p>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:</p> <ul style="list-style-type: none"> <li>(a) made the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition B2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the condition of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaint register, updated monthly;</li> <li>(ix) This is the first audit conducted for the project;</li> <li>(x) any other matter required by the Planning Secretary; and</li> <li>(b) kept such information up to date.</li> </ul> </li> </ul>	Compliant
<b>Compliance</b>				
B27	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Site Induction Presentation Powerpoint for PLC-GHP</p>	<p>The Applicant ensured 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 through site induction, subcontractor agreement including the condition of consent and CEMP noting the SSD.</p>	Compliant
<b>Incident Notification, Reporting and Response</b>				
B28	<p>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p>	<p>Site inspection and interview on 14 June 2024</p>	<p>No environmental incident was recorded during this audit period.</p>	Not Triggered
B29	<p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.</p>	<p>Site inspection and interview on 14 June 2024</p>	<p>No environmental incident was recorded during this audit period.</p>	Not Triggered

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
<b>Non-Compliance Notification</b>				
B30	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Site inspection and interview on 14 June 2024	No environmental non-compliance was recorded during this audit period.	Not Triggered
B31	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.	Site inspection and interview on 14 June 2024	No environmental non-compliance was recorded during this audit period.	Not Triggered
B32	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Site inspection and interview on 14 June 2024	No environmental non-compliance was recorded during this audit period.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
B33	Within three months of: <ul style="list-style-type: none"> <li>a) the submission of an incident report under condition B28;</li> <li>b) the submission of an Independent Audit under condition E39; and</li> <li>c) the approval of any modification of the conditions of this consent; or</li> <li>d) the issue of a direction of the Planning Secretary under condition B2 which requires a review,</li> </ul> the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Site inspection and interview on 14 June 2024	Not triggered during this audit period.	Not Triggered
B34	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.  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.	Site inspection and interview on 14 June 2024	There has been no modification application made since the commencement of construction.	Not Triggered
<b>PART C PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>				
<b>Design amendments and updates</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C1	<p>Prior to the issue of any relevant construction certificate, the Applicant must submit design details to the Certifier for approval which demonstrate that:</p> <ul style="list-style-type: none"> <li>(a) all design related recommendations of the report titled Pedestrian Wind Environment Study (WG268-01F03(REV1)) prepared by Windtech dated 26 August 2021 and the RtS, have been incorporated including the proposed glass backing against the upper-level balustrades of the balconies and outdoor play areas of the building;</li> <li>(b) all design related recommendations including (but not limited to), building material specifications and glazing specifications as recommended in the Noise Impact Assessment Report prepared by Pulse White Noise Acoustics dated 11 October 2021 have been incorporated;</li> <li>(c) obscure glass is proposed to the following windows along the south-eastern façade of the building (fronting Pymble Avenue):</li> <li>(h) junior school classrooms windows (including picture windows) on Level 2 and Level 3 of the building directly facing the properties at Nos. 57A and 59B Pymble Avenue (identified in the plans listed in condition B2);</li> <li>(d) a 1.8m high palisade balustrade is proposed for the level 2 ELC outdoor play area boundary as identified in the plans listed in condition A2 and the RtS; and</li> <li>(e) a minimum 1m high privacy glass or obscure glass is proposed behind the 1.8m high palisade balustrade for a section of the Level 2 ELC play area, on the south-easternsided, directly facing Nos. 57A and 59B Pymble Avenue.</li> </ul> <p>Note: the privacy glass or obscure glass can form part of the glass backing that is proposed to screen wind effects at this level as identified by the Applicant in the RtS.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>PEDESTRIAN WIND ENVIRONMENT STUDY GREY HOUSE PRECINCT, PYMBLE LADIES COLLEGE WG268-01F03(REV1)- WE REPORT.DOCX AUGUST 26, 2021 by windtech</p> <p>Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (CNVMSP) Stephen Edwards Construction Report number: 240063-PLCGH-CNVMSP-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Endorsed Architectural Plans:</p> <ul style="list-style-type: none"> <li>• GA Plan - Level 0 BVN AR-B10-00-01 A 15/03/24</li> <li>• Demolition &amp; Bulk Excavation Plan BVN AR-U10-XX-01 B 15/03/24</li> </ul> <p>Architectural Design Statement BVN SSD-1742490 5 22/03/24</p>	<p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	Compliant
Landscape Plan				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C2	<p>Prior to the issue of any relevant construction certificate for landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on site, to the satisfaction of the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>(a) be generally consistent with the landscape plans approved in condition B2, or as amended to address condition A3;</li> <li>(b) include the additional landscaping recommendations in the Pedestrian Wind Environment Study (WG268-01F03(REV1)) prepared by Windtech dated 26 August 2021;</li> <li>(c) include evidence of consultation with the relevant Aboriginal Party (including Uncle Laurie Bimson) in the development of the detailed landscape plan and outdoor learning space to demonstrate how connecting with country principles have been addressed including, but not limited to, the useability, amenity and plant species selection;</li> <li>(d) include evidence to demonstrate that the stories learnt during the Connection with Country consultation have been used in the development of landscaping design as well as patterns, pavings and surface renders;</li> <li>(e) include details of creation of the 'wild edge' with Blue Gum High Forest, within the Grey House Precinct including establishment of fauna corridors in this area;</li> <li>(f) include details of dense planters along the south-eastern side of the ELC play area as identified in the RtS;</li> <li>(g) include understorey planting along the south-eastern edge to provide biodiversity;</li> <li>(h) detail the location, species, maturity and height at maturity of plants to be planted on-site;</li> <li>(i) incorporate only species (trees, shrubs and groundcovers) indigenous to the local area and consistent with Blue Gum High Forest;</li> <li>(j) include details to demonstrate that at least 37 trees are proposed to replace the lost canopy;</li> <li>(k) include recommendations of the Biodiversity Development Assessment Report prepared by Ecological Consultants Australia Pty Ltd TA Kingfisher Urban Ecology and Wetlands dated June 2022(BDAR);</li> <li>(l) include the provision of nest boxes and compensatory tree hollows suitable to native fauna likely to use the site; and</li> <li>(m) include rocks and other landscape features that can be used as foraging habitat of native species and provide species connectivity.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	Not yet triggered during this audit period.	Not Triggered
ELC Specifications				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C3	<p>Prior to the issue of any relevant construction certificate for the ELC, detailed ELC plans that are certified by a suitably qualified person to be compliant with the Education and Care Services National Regulations must be submitted to the Certifier and to the Planning Secretary for information. The revised plans must detail the following:</p> <ul style="list-style-type: none"> <li>(a) provision of laundry facilities;</li> <li>(b) toilet and hygiene facilities appropriate to the developmental stage and age of children under care within the centre; and</li> <li>(c) adequate nappy change facilities appropriate to the developmental stage and age of children under care within the centre.</li> </ul>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>External Walls and Cladding</b>				
C4	<p>Prior to the issue of any relevant construction certificate, 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 NCC. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
C5	<p>Prior to the issue of any construction certificate for the mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise Impact Assessment Report, dated 11 October 2021 and prepared by Pulse White Noise Acoustics have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment Report.</p>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Operational Waste Storage and Processing</b>				
C6	<p>Prior to the issue of the construction certificate for waste storage and processing areas, the Applicant must provide details of location operational waste storage areas within the site (for storage of bins in relation to the ELC and junior school), where applicable.</p>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Stormwater Management System</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C7	<p>Prior to the issue of any relevant construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. 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 civil works plans submitted with the EIS;</p> <p>(c) include all stormwater quality treatment measures as outlined in the civil works report submitted with the EIS; and</p> <p>(d) be in accordance with applicable Australian Standards and Council's requirements.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Design Certificate Civil TTW 211007 18/03/24</p> <p>Overall Stormwater Plan TTW C04 A 19/02/24</p> <p>OSD Tank Details Sheet 1 TTW C50 A 19/02/24</p>	<p>Prior to the issue of the construction certificate, the Applicant designs an operational stormwater management system for the development and submitted it to the Certifier for approval as part of CC1.</p>	Compliant
<b>Roadworks and Access</b>				
C8	<p>Prior to the issue of any relevant construction certificate for traffic calming measures (as required by condition E3), the Applicant must submit design plans to the satisfaction of the relevant roads authority (and/or Local traffic Committee as applicable) and obtain necessary approvals.</p> <p>Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p>	<p>No road works and no works within the public domain.</p>	Not Triggered
<b>Geotechnical recommendations</b>				
C9	<p>Prior to the issue of any relevant construction certificate for a construction stage, which involves ground disturbance, the construction certificate plans must demonstrate compliance with the recommendations as outlined in Geotechnical Investigations prepared by JK Geotechnics dated 8 February 2021.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College Geotechnical Investigation For Proposed School Building At 20 Avon Road, Pymble, NSW Date: 26 April 2021 Ref: 33775scrpt2</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Design Certificate Civil TTW 211007 18/03/24</p>	<p>Compliance with this condition was certified under Construction Certificate No.1 with the design certificate for Civil Works by TTW 21007 dated 18 March 2024.</p>	Compliant
<b>Development Contributions</b>				
C10	<p>Prior to issue of any construction certificate (not including demolition), a Section 7.12 levy totalling 1% of the proposed cost of carrying out the development, being \$466,658.13 (as indexed), must be paid to Council in accordance with Section 7.12 of the EP&amp;A Act and Ku-ring gai Council S94A Development Contributions Plan. Prior to payment Council can provide the value of the indexed levy. The payment of the levy may be staged, if agreed with Council.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Section 7.12 Receipt Ku-ring-gai Council D000812320 05/03/24</p>	<p>Prior to issue of construction certificate No.1, a Section 7.12 levy totalling 1% of the proposed cost of carrying out the development, being \$466,658.13 (as indexed), was paid to Council in accordance with Section 7.12 of the EP&amp;A Act and Ku-ring gai Council S94A Development Contributions Plan. Certified under CC1.</p>	Compliant
<b>PART D PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D1	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.	Site inspection and interview on 14 June 2024 Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations & in-ground services. Construction Commencement Notification PPC - 03/04/24 Notice of NOC PPC - 22/03/24	The Applicant notified the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.  Construction commenced after the release of CC1 on 08 April 2024.	Compliant
D2	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.	Site inspection and interview on 14 June 2024	Construction is not staged.	Not Triggered
<b>Certified Drawings</b>				
D3	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.	Site inspection and interview on 14 June 2024 Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations & in-ground services. Endorsed Structural Plans: <ul style="list-style-type: none"> <li>Cover Sheet TTW S0000 02 15/03/24</li> <li>Notes Sheet TTW S0001 02 15/03/24</li> <li>Shoring Plan TTW S0501 02 15/03/24</li> <li>3D - Shoring TTW S0502 02 15/03/24</li> <li>Shoring Elevations &amp; Sections - Sheet 1 TTW S0511 03 18/03/24</li> <li>Shoring Elevations &amp; Sections - Sheet 2 TTW S0512 03 18/03/24</li> <li>Typical Soldier Pile Details TTW S0521 03 18/03/24</li> <li>Footing Plan TTW S1001 03 18/03/24</li> <li>Footing Sections &amp; Details - Sheet 1 TTW S1041 03 18/03/24</li> <li>Slab on Ground OSD Elevations &amp; Details - Sheet 1 TTW S6010 02 15/03/24</li> </ul>	Compliance with this condition was certified under Construction Certificate No.1 with the design certificate for Structural Design Certificate TTW 211007 15/03/24.	Compliant
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
D4	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Site inspection and interview on 14 June 2024 Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations & in-ground services.  Dilapidation report - Gate 3 Survey Waratah Property Inspections W20379.PLC.GT3 .DLP 05/02/24 Dilapidation Report - Pathway Survey Waratah Property Inspections W20379.59P.DLP 15/01/24	Compliance to this condition was certified under the CC1.	Compliant

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Pre-Construction Survey – Adjoining Properties				
D5	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <ul style="list-style-type: none"> <li>Dilapidation Report - 59B Pymble Ave Waratah Property Inspections W20379.59B.DLP 15/01/24</li> <li>Dilapidation Survey Report - 53 Waratah Property Inspections W20379.53.DLP 04/03/24</li> <li>Dilapidation Survey - 57 Pymble Ave Waratah Property Inspections W20379.57.DLP 04/03/24</li> <li>Dilapidation Survey - 57A Pymble Ave Waratah Property Inspections W20379.57A.DLP 06/03/24</li> <li>Dilapidation Survey - 59A Pymble Ave Waratah Property Inspections W20379.59A.DLP 04/03/24</li> <li>Dilapidation Survey - 61 Pymble Ave Waratah Property Inspections W20379.61.DLP 04/03/24</li> <li>Dilapidation Survey - 77 Pymble Ave Waratah Property Inspections W20379.77.DLP 04/03/24</li> <li>Dilapidation Survey - 79 Pymble Ave Waratah Property Inspections W20379.79.DLP 04/03/24</li> <li>Access Attempt Letter Waratah Property Inspections 20379 12/03/24</li> <li>Dilapidation Report Re Qualifications Experience Letter</li> <li>Waratah Property Inspections 20379 12/03/24</li> <li>Dilapidation Survey Report Waratah Property Inspections W20379.53.DLP 04/03/24</li> </ul>	Compliance to this condition was certified under the CC1.	Compliant

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D6	Where the offer for a pre-construction survey is accepted (as required by condition D5), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <ul style="list-style-type: none"> <li>Dilapidation Report - 59B Pymble Ave Waratah Property Inspections W20379.59B.DLP 15/01/24</li> <li>Dilapidation Survey Report - 53 Waratah Property Inspections W20379.53.DLP 04/03/24</li> <li>Dilapidation Survey - 57 Pymble Ave Waratah Property Inspections W20379.57.DLP 04/03/24</li> <li>Dilapidation Survey - 57A Pymble Ave Waratah Property Inspections W20379.57A.DLP 06/03/24</li> <li>Dilapidation Survey - 59A Pymble Ave Waratah Property Inspections W20379.59A.DLP 04/03/24</li> <li>Dilapidation Survey - 61 Pymble Ave Waratah Property Inspections W20379.61.DLP 04/03/24</li> <li>Dilapidation Survey - 77 Pymble Ave Waratah Property Inspections W20379.77.DLP 04/03/24</li> <li>Dilapidation Survey - 79 Pymble Ave Waratah Property Inspections W20379.79.DLP 04/03/24</li> <li>Access Attempt Letter Waratah Property Inspections 20379 12/03/24</li> <li>Dilapidation Report Re Qualifications Experience Letter</li> <li>Waratah Property Inspections 20379 12/03/24</li> </ul> <p>Dilapidation Survey Report Waratah Property Inspections W20379.53.DLP 04/03/24</p>	Compliance to this condition was certified under the CC1.	Compliant

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D7	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition D5, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</li> <li>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <ul style="list-style-type: none"> <li>Dilapidation Report - 59B Pymble Ave Waratah Property Inspections W20379.59B.DLP 15/01/24</li> <li>Dilapidation Survey Report - 53 Waratah Property Inspections W20379.53.DLP 04/03/24</li> <li>Dilapidation Survey - 57 Pymble Ave Waratah Property Inspections W20379.57.DLP 04/03/24</li> <li>Dilapidation Survey - 57A Pymble Ave Waratah Property Inspections W20379.57A.DLP 06/03/24</li> <li>Dilapidation Survey - 59A Pymble Ave Waratah Property Inspections W20379.59A.DLP 04/03/24</li> <li>Dilapidation Survey - 61 Pymble Ave Waratah Property Inspections W20379.61.DLP 04/03/24</li> <li>Dilapidation Survey - 77 Pymble Ave Waratah Property Inspections W20379.77.DLP 04/03/24</li> <li>Dilapidation Survey - 79 Pymble Ave Waratah Property Inspections W20379.79.DLP 04/03/24</li> <li>Access Attempt Letter Waratah Property Inspections 20379 12/03/24</li> <li>Dilapidation Report Re Qualifications Experience Letter</li> <li>Waratah Property Inspections 20379 12/03/24</li> <li>Dilapidation Survey Report Waratah Property Inspections W20379.53.DLP 04/03/24</li> </ul>	<p>Compliance to this condition was certified under the CC1.</p>	Compliant
Community Consultative Committee				
D8	<p>Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guideline: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so throughout construction and operation of the proposed development or other timeframe agreed by the Planning Necretary.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>The CCC is an advisory committee only.</li> <li>In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>10/07/2023 Subject: Appointment of an independent chairperson to the Pymble Ladies College Community Consultative Committee, Condition D8 SSD-17424905-PA-2 DPHI</p> <p>Community Consultative Committee Meeting Notes Community Consultative Committee - 14/11/23</p>	<p>Professor Helen Lochhead has been appointed as the independent chairperson to the Pymble Ladies College Community Consultative Committee (CCC).</p>	Compliant
Community Communication Strategy				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D9	<p>No later than four weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant and report any complaints;</li> <li>(ii) through which the Applicant will respond to enquiries, complaints or feedback from the community; and</li> <li>(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.</li> </ul> </li> <li>e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College – Grey House Precinct (SSD-17424905) Community Communication Strategy, Condition D9, 09/02/2024, NSW Planning Approval</p> <p>Community Construction Communication Strategy WSP Final Rev 29/01/24 Planning Secretary Approval of Community Communication Strategy Department of Planning, Housing &amp; Infrastructure SSD-17424905-PA06 09/02/24</p>	<p>No later than four weeks before the commencement of construction, a Community Communication Strategy was submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction. The Community Communication Strategy provides mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant and report any complaints;</li> <li>(ii) through which the Applicant will respond to enquiries, complaints or feedback from the community; and</li> <li>(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.</li> </ul> </li> <li>e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</li> </ul>	Compliant
<b>Demolition</b>				
D10	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001</p> <p>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.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Email confirming no demolition of structures Pier Property Corporation - 23/02/24</p>	No demolition of structures.	Not Triggered
<b>Stormwater diversion</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D11	Prior to the commencement of any construction on the site pursuant to this development consent (except demolition and tree removal works), the Applicant must submit evidence to the satisfaction of the Certifier that the stormwater diversion works (not approved by this consent) have been completed.	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>WAE stormwater plan TTW 01 08/04/24</p> <p>Email re Stormwater Diversion Works PPC - 23/02/24</p> <p>Installation Certificate Stormwater Drainage Paul Anderson - 08/02/22</p>	Prior to the commencement of construction on the site pursuant to this development consent (except demolition and tree removal works), the Applicant submitted evidence to the satisfaction of the Certifier that the stormwater diversion works (not approved by this consent) have been completed.	Compliant
<b>Ecologically Sustainable Development</b>				
D12	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that Ecologically Sustainable Development (ESD) is being achieved by either:</p> <p>(a) registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) providing design details for ESD measures equivalent to a minimum 5-star Green star rating and seeking approval from the Planning Secretary for this alternative certification process.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Alternative Certification Process Approval Department of Planning &amp; Environment SSD-SSD-17424905-PA-3 01/11/23</p> <p>Ecologically Sustainability Development Stantec Australia Pty Ltd Rev 3 27/09/23</p> <p>Pymble Ladies College – Grey House Precinct (SSD-17424905) Ecologically Sustainable Development, Condition D12(b), NSW Planning Approval for Alternative ESD certification Process 01/11/2023</p> <p>Pymble Ladies' College Grey House Precinct ESD Report Ecologically Sustainable Design Report Prepared for: Pymble Ladies' College Attention: Scott Egelton Date: 27 September 2023 Prepared by: Madhu Muthumalai Ref: 301350239 by Stantec Revision 3</p> <p>Green Star - Design &amp; As Built v1.3 Benchmarking Project:PLC GreyHouseRevision Date: 07/12/2021 Targeted Rating:5 Star - Australian Excellence</p>	Prior to the commencement of construction, the Applicant submitted an Alternative Certification Process which was approved by the Department on 01/11/2023.	Compliant
<b>Construction Parking</b>				
D13	Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site to the satisfaction of the certifier, including for heavy vehicles and construction workforce vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<p>Site inspection and interview on 14 June 2024</p> <p>Refer to Appendix E Photos</p>	Prior to the commencement of construction, the Applicant provided sufficient parking facilities on-site to the satisfaction of the certifier, including for heavy vehicles and construction workforce vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Compliant
<b>Outdoor Lighting</b>				

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D14	Prior to the installation of outdoor lighting, evidence must be submitted to 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 and be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.	Site inspection and interview on 14 June 2024	No outdoor lighting within public road was installed. No night works.	Not Triggered
Environmental Management Plan Requirements				
D15	<p>Management plans required under this consent must be prepared having regard to 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:<a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a></p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>Site inspection and interview on 14 June 2024</p> <p>ISO 14001 Certification 20417 expires 06/09/2025 and noted in the CEMP.</p> <p>Pymble Ladies College - Grey House Precinct (SSD-17424905)</p> <p>Construction Environmental Management Plan, Revision C dated 29 April 2024</p> <p>DPHI Approval of CEMP dated 30 May 2024</p>	<p>Management plans required under this consent wwas prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Stephen Edwards Construction Pty Ltd Environmental Management System is ISO 14001”2015 certified.</p>	Compliant
Construction Environmental Management Plan				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D16	<p>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:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(vii) community consultation and complaints handling as set out in the Community</li> </ul> <p>(b) Communication Strategy required by condition D9;</p> <p>(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition D18);</p> <p>(d) Construction Noise and Vibration Management Sub-Plan (see condition D19);</p> <p>(e) Construction Waste Management Sub-Plan (see condition D20);</p> <p>(f) Construction Soil and Water Management Sub-Plan (see condition D21);</p> <p>(g) Biodiversity Management Sub-Plan (see condition D22);an unexpected finds protocol for contamination and associated communications procedure; and</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>PROJECT MANAGEMENT PLAN (Incorporating Quality, Safety &amp; Environment) GHP GREY HOUSE PRECINCT PROJECT NUMBER: 647 Appendix 11 Environmental Management Plan Rev B 15/03/2024 by Stephen Edwards Construction</p> <p>WASTE MANAGEMENT PLAN REV B Pymble Grey House PROJECT NUMBER: 647 ISSUED: 15/03/2024 by Stephen Edwards Construction</p> <p>PROJECT MANAGEMENT PLAN (Incorporating Quality, Safety &amp; Environment) GHP GREY HOUSE PRECINCT PROJECT NUMBER: 647 APPENDIX 10 Traffic Management Plans Rev C - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Pymble Ladies' College - Grey House Precinct CTMP Version: 1.0 Development Application: SSD 17424905 LGA: Ku-ring-gai Council Prepared for: Stephen Edwards Constructions by Traffic Planner 4/03/2024</p> <p>Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (CNVMSP) Stephen Edwards Construction Report number: 240063-PLCGH-CNVMSR-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd</p> <p>PLC's Grey House Precinct – Biodiversity Management Sub-Plan (BMSP) To: Pymble Ladies College By Ecological Consultants Australia Pty Ltd 26 February 2024</p> <p>CEMP Environmental Management Plans Stephen Edwards Constructions Rev B 15/03/24</p> <p>Pymble Ladies College - Grey House Precinct (SSD-17424905) Construction Environmental Management Plan, Revision C dated 29 April 2024</p> <p>DPHI Approval of CEMP dated 30 May 2024</p>	<p>Prior to the commencement of construction, the Applicant submitted a Construction Environmental Management Plan (CEMP) to the Certifier and provided a copy to the Planning Secretary for information. The CEMP included, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(viii) hours of work;</li> <li>(ix) 24-hour contact details of site manager;</li> <li>(x) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(xi) stormwater control and discharge;</li> <li>(xii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(xiii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(xiv) community consultation and complaints handling as set out in the Community</li> </ul> <p>(b) Communication Strategy required by condition D9;</p> <p>(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition D18);</p> <p>(d) Construction Noise and Vibration Management Sub-Plan (see condition D19);</p> <p>(e) Construction Waste Management Sub-Plan (see condition D20);</p> <p>(f) Construction Soil and Water Management Sub-Plan (see condition D21);</p> <p>(g) Biodiversity Management Sub-Plan (see condition D22);an unexpected finds protocol for contamination and associated communications procedure; and</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	Compliant
D17	<p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy is submitted to the Planning Secretary.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>CEMP Environmental Management Plans Stephen Edwards Constructions Rev B 15/03/24</p> <p>Pymble Ladies College - Grey House Precinct (SSD-17424905) Construction Environmental Management Plan, Revision C dated 29 April 2024</p> <p>DPHI Approval of CEMP dated 30 May 2024.</p>	<p>The Applicant did not commence construction of the development until the CEMP is approved by the Certifier and a copy is submitted to the Planning Secretary.</p> <p>CEMP was certified under the CC1.</p> <p>The Department comments were addressed by SEC and letter of acceptance of CEMP by the Department was given on 30 May 2024.</p>	Compliant

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D18	<p>A 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:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be consistent with the preliminary construction traffic management plan submitted with the Transport Impact Assessment Report prepared by Stantec dated June 2022;</li> <li>(c) be prepared in consultation with Council and Transport for NSW (TfNSW);</li> <li>(d) 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;</li> <li>(e) detail the measures that are to be implemented to ensure no disruptions to the ongoing operations of the school, including student and staff movements, use of traffic controllers, alternate routes within the PLC campus etc; and</li> <li>(f) detail heavy vehicle routes, access and parking arrangements.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Principal Certifier Chris Michaels (BCD1974) Construction Certificate No.CC200618/1 dated 08/04/2024 CC1 covers Demolition, earthworks, foundations &amp; in-ground services.</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</p> <p>The Traffic Planner Revision 1.0 04/03/24</p> <p>Construction Traffic Management Plan The Traffic Planner Revision 1.0 06/02/24</p> <p>Email from Ku-ring-gai Council showing consultation for CTPMP Joseph Piccoli - Ku-ring-gai Council - 23/02/24</p> <p>Email from Ku-ring-gai Council Traffic Engineer Joseph Piccoli - Ku-ring-gai Council - 23/02/24</p> <p>Email from Ku-ring-gai Council Traffic Engineer Joseph Piccoli - Ku-ring-gai Council - 13/03/24</p>	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) was prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(g) prepared by a suitably qualified and experienced person(s);</li> <li>(h) consistent with the preliminary construction traffic management plan submitted with the Transport Impact Assessment Report prepared by Stantec dated June 2022;</li> <li>(i) prepared in consultation with Council and Transport for NSW (TfNSW);</li> <li>(j) 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;</li> <li>(k) detail the measures that are to be implemented to ensure no disruptions to the ongoing operations of the school, including student and staff movements, use of traffic controllers, alternate routes within the PLC campus etc; and detail heavy vehicle routes, access and parking arrangements.</li> </ul>	Compliant

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D19	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) incorporate the acoustic mitigation measures recommended to achieve the construction noise management levels recommended in the Noise and Impact Assessment prepared by Pulse White Noise Acoustics dated 11 October 2021, including but not limited to acoustic screening around static construction equipment and hoardings, where appropriate, to minimise adverse impacts on neighbouring properties;</li> <li>(d) incorporate the vibration management strategies, including ensuring safe working distances for vibration intensive plant outlined in the Noise and Impact Assessment prepared by Pulse White Noise Acoustics dated 11 October 2021;</li> <li>(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(f) describe the measures to be undertaken to ensure that the ongoing operations of the PLC campus are not disrupted due to highly affecting construction noise;</li> <li>(g) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(h) describe the community consultation undertaken to develop the strategies in condition D19(f);</li> <li>(i) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition D15.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (CNVMSP) Stephen Edwards Construction Report number: 240063-PLCGH-CNVMSR-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd</p> <p>Construction Noise and Vibration Management Sub Plan (CNVMSP) PWNA 240063-PLCGH-CNVMSR-R1 15/03/24</p>	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) addressed, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) prepared by a suitably qualified and experienced noise expert prepared by Pulse White Noise Acoustics Pty Ltd;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) refer to Section 4.1 of the plan;</li> <li>(c) incorporate the acoustic mitigation measures recommended to achieve the construction noise management levels recommended in the Noise and Impact Assessment prepared by Pulse White Noise Acoustics dated 11 October 2021, including but not limited to acoustic screening around static construction equipment and hoardings, where appropriate, to minimise adverse impacts on neighbouring properties. Refer to Section 6.1 of the plan;</li> <li>(d) incorporate the vibration management strategies, including ensuring safe working distances for vibration intensive plant outlined in the Noise and Impact Assessment prepared by Pulse White Noise Acoustics dated 11 October 2021. Refr to Section 5.4 of the plan;</li> <li>(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers. Refer to Section 6.1 and 6.2 of the plan;</li> <li>(f) describe the measures to be undertaken to ensure that the ongoing operations of the PLC campus are not disrupted due to highly affecting construction noise. Refer to Section 6.1 and 6.2 of the plan;</li> <li>(g) include strategies that have been developed with the community for managing high noise generating works. Refer to Section 6.2 and Section 6.8 of the plan;</li> <li>(h) describe the community consultation undertaken to develop the strategies in condition D19(f). refer to Section 6.5.4 of the plan. Refer to Section 6.5 of the plan;</li> <li>(i) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition D15. Refer to Section 6.2.2 and Section 6.3.2 of the plan.</li> </ul>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D20	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste comprising:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) information regarding the recycling and disposal locations; and</li> <li>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (CNVMSP) Stephen Edwards Construction Report number: 240063-PLCGH-CNVMSP-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd</p> <p>WASTE MANAGEMENT PLAN REV B Pymble Grey House PROJECT NUMBER: 647 ISSUED: 15/03/2024 by Stephen Edwards Construction</p>	<p>The Construction Waste Management Sub-Plan (CWMSP) addressed, but not be limited to, the procedures for the management of waste comprising:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) information regarding the recycling and disposal locations; and</li> <li>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>	Compliant
D21	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. Storage of equipment, stabilisation of the site); and</li> <li>(d) detail all off-Site flows from the site.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (CNVMSP) Stephen Edwards Construction Report number: 240063-PLCGH-CNVMSP-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd</p> <p>Erosion &amp; Sediment Control Plan TTW C02 A 19/02/24</p> <p>Erosion &amp; Sediment Control Details TTW C03 A 19/02/24</p> <p>Erosion and Sedimentation Plan 06/06/2024</p> <p>Appendix 11 Environmental Management Plans Rev B</p> <p>Stephen Edwards Construction F106.11 20220511 Rev B 15/03/24</p> <p>Consultation with Ku-ring-gai Council Viola Yao - TTW - 06/02/24</p> <p>Consultation with Ku-ring-gai Council Viola Yao - TTW - 14/02/24</p> <p>Consultation with Ku-ring-gai Council Viola Yao - TTW - 19/02/24</p>	<p>The Applicant prepared a Construction Soil and Water Management Plan (CSWMSP) and the plan address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert by TTW, in consultation with Council;</li> <li>(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. Storage of equipment, stabilisation of the site); and</li> <li>(d) detail all off-Site flows from the site.</li> </ul>	Compliant
D22	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person/s;</li> <li>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the BDAR and set out how these areas will be protected from construction impacts; and</li> <li>(c) set out the measures identified in the BDAR to minimise, mitigate and manage impacts on biodiversity, including, but not limited to, pathogen prevention, retention of trees, including timing and responsibility for delivery of the measures.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College Grey House Precinct Project Construction Noise and Vibration Management Sub Plan (CNVMSP) Stephen Edwards Construction Report number: 240063-PLCGH-CNVMSP-R1 Date: 15 March 2024 by Pulse White Noise Acoustics Pty Ltd</p> <p>PLC's Grey House Precinct – Biodiversity Management Sub-Plan (BMSP) To: Pymble Ladies College By Ecological Consultants Australia Pty Ltd 26 February 2024</p>	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person/s;</li> <li>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the BDAR and set out how these areas will be protected from construction impacts; and</li> <li>(c) set out the measures identified in the BDAR to minimise, mitigate and manage impacts on biodiversity, including, but not limited to, pathogen prevention, retention of trees, including timing and responsibility for delivery of the measures.</li> </ul>	Compliant
Driver Code of Conduct				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D23	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Project Management Plan (Incorporating Quality, Safety &amp; Environment) GHP Grey House Precinct Project Number: 647 Appendix 10 Traffic Management Plans Rev C - Construction Traffic And Pedestrian Management Sub-Plan (CTPMSP) Pymble Ladies' College - Grey House Precinct CTMP Version: 1.0 Development Application: SSD 17424905 LGA: Ku-Ring-Gai Council Prepared for: Stephen Edwards Constructions by Traffic Planner 4/03/2024</p> <p>Included in the Site Induction Presentations</p> <p>Part of subcontractor packages</p> <p>Hammertech Records – Induction Records</p>	<p>A Driver Code of Conduct was prepared and communicated by the Applicant to heavy vehicle drivers and addressed the following:</p> <ul style="list-style-type: none"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes</li> </ul>	Compliant
<b>Unexpected Contamination Procedure</b>				
D24	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Pymble Ladies College - Grey House Precinct (SSD-17424905) Construction Environmental Management Plan, Revision C dated 29 April 2024</p> <p>DPHI Approval of CEMP dated 30 May 2024</p> <p>Emergency Response Plan Stephen Edwards Construction Revision A 02/02/24</p>	<p>Prior to the commencement of earthworks, the Applicant prepared an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed.</p> <p>No unexpected contamination was encountered during the audit period.</p>	Compliant
D25	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Refer to Appendix E for Photos</p>	<p>Prior to the commencement of construction, erosion and sediment controls were installed and maintained.</p> <p>Implementation and maintenance of erosion and sedimentation controls was witnessed during this audit site inspection.</p>	Compliant
<b>Biodiversity</b>				
D26	<p>Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix IV of the BDAR must be retired.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Tax Invoice Biodiversity (BCF680) NSW Government - Biodiversity Conservation Trust 1400000460 27/02/24</p> <p>Receipt of payment Section 6.33 Certificate (BCF680) NSW Government - Biodiversity Conservation Trust SSD 17424905 06/03/24</p> <p>Email acknowledgement of BCF payment BCF Payments - 21/02/24</p>	<p>Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix IV of the BDAR were retired.</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D27	The requirement to retire like-for-like ecosystem credits and species credits in condition D26 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	<p>Site inspection and interview on 14 June 2024</p> <p>Form 2 Charge Quote statement for BCF NSW Government Oct 2023</p> <p>Tax Invoice Biodiversity (BCF680) NSW Government - Biodiversity Conservation Trust 1400000460 27/02/24</p> <p>Receipt of payment Section 6.33 Certificate (BCF680) NSW Government - Biodiversity Conservation Trust SSD 17424905 06/03/24</p> <p>Email acknowledgement of BCF payment BCF Payments - 21/02/24</p>	The requirement to retire like-for-like ecosystem credits and species credits in condition D26 was satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Compliant
<b>Pre-Clearing Vegetation Plan and Seed Collection</b>				
D28	<p>At least one month prior to the commencement of tree removal within the site, a pre-clearing vegetation plan must be prepared and submitted to the satisfaction of the Planning Secretary.</p> <p>The plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified ecologist;</li> <li>(b) map and mark habitat-bearing trees and shrubs to be retained/removed and other fauna habitat features and determine the presence of any resident native fauna using nests, dreys and hollows; and</li> <li>(c) provide evidence of the pre-clearing surveys and inspections for fauna and any relocation of fauna that must be provided.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Pre-clearing Vegetation Plan Pymble Ladies College – Grey House Precinct Report prepared by Narla Environmental Pty Ltd for Pymble Ladies College Final V1.0 13/11/23</p> <p>Department approval of Pre-Clearing Vegetation Plan NSW Government SSD-17424905-PA-4 21/12/23</p>	<p>At least one month prior to the commencement of tree removal within the site, a pre-clearing vegetation plan was prepared and submitted to the satisfaction of the Planning Secretary.</p> <p>The plan:</p> <ul style="list-style-type: none"> <li>(a) was prepared by a suitably qualified ecologist;</li> <li>(b) map and mark habitat-bearing trees and shrubs to be retained/removed and other fauna habitat features and determine the presence of any resident native fauna using nests, dreys and hollows; and</li> <li>(c) provide evidence of the pre-clearing surveys and inspections for fauna and any relocation of fauna that must be provided.</li> </ul>	Compliant
D29	If native fauna is found during preparation of pre-clearing vegetation plan, the fauna must be relocated to appropriate nearby habitat.	<p>Site inspection and interview on 14 June 2024</p> <p>PLC's Grey House Precinct Post Clearing Report 6 March 2024 prepared by Kingfisher Urban Ecology and Wetlands</p>	A single nest box was recorded by Narla Environmental within the clearing area. On the 4 of March 2024, an ecologist attended the site and checked the nest box for inhabitants before clearing the tree. The box was damaged and no evidence of fauna using the box was observed. No fauna relocation was required. The proponent was advised to dispose of the box due to damage likely preventing any fauna from utilizing it.	Not Triggered
D30	Prior to the removal of any local native vegetation from the site including plant species consistent with Sydney Turpentine Ironbark Forest and/or Blue Gum High Forest, seeds from native trees and shrubs approved for removal is collected and it is propagated by a suitably qualified bush regenerator and used in the site plantings.	<p>Site inspection and interview on 14 June 2024</p> <p>Statement of Compliance Toolijooa - 01/02/24</p>	A statement of compliance to this condition was released by Toolijooa dated 01 February 2024.	Compliant
D31	Prior to any earthworks and clearing of native vegetation commencing, all native juvenile plants that are capable of being replanted, must be translocated to a suitable location.	<p>Site inspection and interview on 14 June 2024</p> <p>Statement of Compliance Toolijooa - 01/02/24</p>	A statement of compliance to this condition was released by Toolijooa dated 01 February 2024.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D32	Should the removed native trees not be able to be re-used by PLC, the Applicant must consult with local community restoration/rehabilitation groups, Landcare groups, and relevant Government agency or Council, and Greater Sydney Local Land Services prior to removing any native trees to determine if the removed trees can be reused in habitat enhancement and rehabilitation work. This detail including consultation with the community groups and their responses must be documented and provided to the Certifier for information prior to the tree removal.	Site inspection and interview on 14 June 2024  Statement of Compliance Toolijooa - 01/02/24	A statement of compliance to this condition was released by Toolijooa dated 01 February 2024.	Compliant
<b>Hollow Bearing Trees</b>				
D33	Where tree hollows and/or hollow dependent native fauna are found using existing hollows, compensatory tree hollows should be provided prior to removing the tree hollows and prior to the release of the hollow dependent fauna unless the removed tree hollows can be relocated and installed on the same day they are removed.	Site inspection and interview on 14 June 2024 Vegetation Management Plan November 2023	During pre-clearing inspection works four (4) nest boxes were installed as reported Vegetation Management Plan November 2023.	Compliant
D34	The compensatory nest boxes are to be installed by an appropriately experienced person prior to the removal.	Site inspection and interview on 14 June 2024 Vegetation Management Plan November 2023	During pre-clearing inspection works four (4) nest boxes were installed as reported Vegetation Management Plan November 2023.	Compliant
D35	The Applicant must install a minimum of four microbat boxes in the trees being retained.	Site inspection and interview on 14 June 2024 Vegetation Management Plan November 2023	During pre-clearing inspection works four (4) nest boxes were installed as reported Vegetation Management Plan November 2023.	Compliant
D36	The compensatory nest boxes must be installed at least one month prior to any vegetation removal, to provide alternate habitat for hollow-dependent fauna displaced during clearing.	Site inspection and interview on 14 June 2024 Vegetation Management Plan November 2023	During pre-clearing inspection works four (4) nest boxes were installed as reported Vegetation Management Plan November 2023.	Compliant
<b>Vegetation Management Plan</b>				
D37	At least one month prior to the commencement of construction (except demolition), a Vegetation Management Plan (VMP) must be prepared by an appropriately qualified and experienced ecologist or bush regenerator and implemented for the protection, maintenance, management and improvement in perpetuity of existing and planted native vegetation and fauna habitats on the site. The VMP must include the recommendations in section 11.15 of the BDAR.	Site inspection and interview on 14 June 2024  PLC's Grey House Precinct – Biodiversity Management Sub-Plan (BMSP) To: Pymble Ladies College By Ecological Consultants Australia Pty Ltd 26 February 2024  Vegetation Management Plan Mark Bury Consulting - 19/01/24	At least one month prior to the commencement of construction (except demolition), a Vegetation Management Plan (VMP) was prepared by an appropriately qualified and experienced ecologist and implemented for the protection, maintenance, management, and improvement in perpetuity of existing and planted native vegetation and fauna habitats on the site. The VMP included the recommendations in section 11.15 of the BDAR.	Compliant
<b>PART E DURING CONSTRUCTION</b>				
<b>Site Notice</b>				

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E1	<p>A site notice(s) must be prominently displayed at the boundaries and entrances of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</li> <li>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	<p>A site notice(s) was prominently displayed at the boundaries and entrances of the site during construction for the purposes of informing the public of project details and satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</li> <li>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</li> </ul>	Compliant
<b>Grey House Walk</b>				
E2	<p>The Grey House Walk entrance point to the school:</p> <ul style="list-style-type: none"> <li>(a) must not be open for any access to the construction site or for use by any construction workers during construction;</li> <li>(b) must only be open from 7am to 9:30am and 2pm to 6pm Monday to Friday; and</li> <li>(c) must remain locked at all other times, including weekend and holidays and a staff member be in attendance at the entrance at all times that it is open.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	<p>The Grey House Walk entrance point to the school:</p> <ul style="list-style-type: none"> <li>(a) was not open for any access to the construction site or for use by any construction workers during construction;</li> <li>(b) is only open from 7am to 9:30am and 2pm to 6pm Monday to Friday; and</li> <li>(c) it remains locked at all other times, including weekends and holidays and a staff member be in attendance at the entrance at all times that it is open.</li> </ul>	Compliant
E2A	<p>Appropriate hoarding and safety mechanisms must be implemented to ensure safe access to the school from Grey House Walk.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	<p>Appropriate hoarding and safety mechanisms were implemented to ensure safe access to the school from Grey House Walk.</p>	Compliant
E2B	<p>The hoarding required by condition E2A must be designed to avoid impacts on any protected trees on Grey House Walk or adjoining properties, to ensure the safe access to and from the site of any users, and to avoid impacts on adjoining properties.</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	<p>The hoarding required by condition E2A was designed to avoid impacts on any protected trees on Grey House Walk or adjoining properties, to ensure the safe access to and from the site of any users, and to avoid impacts on adjoining properties.</p>	Compliant
<b>Traffic Calming Measures</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E3	<p>Within six months of commencement of construction, the Applicant must undertake a Supplementary Traffic Assessment Report (TIA). The TIA must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified independent traffic consultant;</li> <li>(b) be prepared in consultation with Council and be endorsed by Council;</li> <li>(c) include an assessment of the existing traffic volumes and traffic conditions on the traffic route along Arilla Road / Mayfield Avenue / Allawah Road route connecting to Avon Road;</li> <li>(d) include an assessment of post development traffic conditions on this route, noting the inclusion of 90 ELC children and staff (considering the worst-case scenario of 90 students);</li> <li>(e) include the need for traffic calming measures on this road to improve the post development traffic scenario including, but not limited to: <ul style="list-style-type: none"> <li>(i) speed control measures;</li> <li>(ii) traffic volume control measures and</li> <li>(iii) safety enhancements;</li> </ul> </li> <li>(f) demonstrate that the proposed traffic calming measures on the Arilla Road/ Mayfield Avenue/Allawah Road route would be sufficient to offset impacts of increased spaces within the ELC and / or alternate mitigation / management measures are proposed in consultation with the road authorities on this route.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	<p>Not yet triggered during this audit period. This audit was undertaken within 12 weeks from the commencement of construction.</p>	Not Triggered
E4	<p>The TIA (as endorsed by Council) must be submitted to the Planning Secretary for approval within 12 months of commencement of construction.</p> <p>Note: separate construction certificates under Roads Act 1993 are required to be obtained to install all traffic calming measures and signs, as applicable</p>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	<p>Not yet triggered during this audit period. This audit was undertaken within 12 weeks from the commencement of construction.</p>	Not Triggered
Site Contamination				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E5	<p>Within one month of completion of demolition works and prior to commencement of ANY ground disturbance pursuant to this development consent, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the site and identified in Report on Preliminary (Desktop) Site Investigation prepared by JK Environments dated 23 June 2021 and comply with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;</li> <li>(b) the site investigation(s) must include borehole testing pits distributed within the development area (as defined in this consent);</li> <li>(c) the recommendations of the Report on Preliminary (Desktop) Site Investigation prepared by JK Environments dated 23 June 2021 and the unexpected finds procedure must be updated following results of further site investigations;</li> <li>(d) the documentation must include Detailed Investigation Reports and Remedial Action Plans, if recommended by the updated investigation report mentioned in condition; and</li> <li>(e) all reports required by condition must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	No contamination	Not Triggered
<b>Clearing Native Vegetation</b>				
E6	<p>Where possible, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) salvage and reuse any existing logs on the ground and native trees that are removed including hollows and tree trunks (greater than approximately 25-30cm in diameter and 2-3m in length).</li> <li>(b) place root balls on the ground within the areas to be replanted with local native species; and</li> <li>(c) salvage and relocate hollow sections of wood removed to appropriate locations, to provide natural nest boxes prior to the release of any native fauna found using the tree hollows.</li> </ul>	<p>Site inspection and interview on 14 June 2024</p> <p>Appendix E Photos during taken during site inspection.</p>	Logs were retained and handed back to the Applicant.	Compliant
<b>Operation of Plant and Equipment</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E7	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.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.  TCE Contracting Logbook 14/06/2024 Plant service stickers – Serial Number VCECR145A00316746 last service 8/09/2023  Hammertech Records	All construction plant and equipment used on site were maintained in a proper and efficient condition and operated in a proper and efficient manner.	Compliant
<b>Demolition</b>				
E8	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 D10.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	There was no demolition of structures.	Not triggered
<b>Construction Hours</b>				
E9	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. (b) No work may be carried out on Saturdays, Sundays or public holidays.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	Construction, including the delivery of materials to and from the site, was only carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive. (b) No work was carried out on Saturdays, Sundays or public holidays.	Compliant
E10	Construction activities may be undertaken outside of the hours or days in condition E9 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.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	No out of hours work conducted during the audit period.	Not triggered
E11	Notification of such construction activities as referenced in condition E10 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	No out of hours work conducted during the audit period.	Not triggered
E12	Rock breaking, rock saw cutting, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours, unless otherwise approved under the CNVMSP: (a) 9am to 12pm, Monday to Friday; and (b) 2pm to 5pm Monday to Friday.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	Not yet triggered during the audit period.	Not triggered
<b>Implementation of Management Plans</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E13	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.  CEMP revision D dated 14/06/2024	SEC carried out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Compliant
<b>Hoarding Requirements</b>				
E14	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	The following hoarding requirements was complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) no graffiti from any construction hoarding	Compliant
<b>No Obstruction of Public Way</b>				
E15	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	The public way (outside of any approved construction works zone) was not obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Compliant
<b>Construction Noise Limits</b>				
E16	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 CNVMSP.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.  Report number: 240063-PLCGH-Construction Noise Survey-R0 Construction Noise Survey – R0 Date: 12 March 2024 Version: Issue 1 PREPARED BY: Pulse White Noise Acoustics Pty Ltd  Report number: 240063-PLCGH-Construction Noise Survey-R0 Date: 15 April 2024 Version: Issue 0 PREPARED BY: Pulse White Noise Acoustics Pty Ltd  Report number: 240063-PLCGH-Construction Noise Survey – 3rd Assessment – R0 Date: 20 May 2024 Version: Issue 0 PREPARED BY: Pulse White Noise Acoustics Pty Ltd	All feasible and reasonable noise mitigation measures were implemented and any activities that could exceed the construction noise management levels were identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP.  Construction noise testing was undertaken at the site on Friday the 8 of March 2024 between 9:30am and 10:00am during a period of typical activities. Construction noise and vibration testing was undertaken at the site on Thursday the 11 of April 2024 between 9:15am and 9:45am during a period of concrete slab demolition activities. Construction noise and vibration testing was undertaken at the site on Friday the 17 of May 2024 between 10:30am and 11:30am during a period of auger piling works.	Compliant
E17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition E9.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	The construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition E9.	Compliant
E18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	The use of 'quackers' was implemented to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Compliant
<b>Vibration Criteria</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E19	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)	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.  Report number: 240063 - PLCGH - Vibration Monitoring - May 2024 Date: 3 June 2024 Version: For Information PREPARED BY: Pulse White Noise Acoustics Pty Ltd	Vibration Monitoring equipment was first installed on Monday April 29 2024. The results for vibration monitoring for the month of May 2024.No events recorded exceeded the project's vibration criteria of 8 mm/s.	Compliant
E20	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition E19.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	Vibratory compactors was not used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition E19.	Compliant
E21	The limits in conditions E19 and E20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition D19 of this consent.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	The limits in conditions E19 and E20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition D19 of this consent.	Compliant
<b>Tree Protection</b>				
E22	For the duration of the construction works: (a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the BDAR and the Arboricultural Impact Assessment Report prepared by ArborSafe dated 12 October 2021; and (b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection.	For the duration of the construction works: (a) all trees on the site that are not approved for removal were suitably protected during construction as per the recommendations of the BDAR and the Arboricultural Impact Assessment Report prepared by ArborSafe dated 12 October 2021; and (b) No access to the area within any protective barrier is required during the works.	Compliant
<b>Air Quality</b>				
E23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	Water suppression was used onsite. Street sweeper is deployed as required.	Compliant

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E24	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>(a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	During construction, the SEC ensured that: <ul style="list-style-type: none"> <li>(a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	Compliant
<b>Erosion and Sediment Control</b>				
E25	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	All erosion and sediment control measures were effectively implemented and maintained in accordance with the CSWMSP.	Compliant
<b>Imported Fill</b>				
E26	The Applicant must: <ul style="list-style-type: none"> <li>(a) ensure that only Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM), or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>(b) keep accurate records of the volume and type of fill to be used; and</li> <li>(c) make these records available to the Certifier upon request.</li> </ul>	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	No imported fill brought to site during the audit period.	Not triggered
<b>Disposal of Seepage and Stormwater</b>				
E27	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.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	No discharge to stormwater drainage to date. Surface water was collected into the turkey nest to date.	Not triggered
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
E28	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 EHG 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 EHG to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EHG.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	No unexpected finds to date.	Not triggered
<b>Unexpected Finds Protocol – Historic Heritage</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E29	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.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	No unexpected finds to date.	Not triggered
<b>Waste Storage and Processing</b>				
E30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection and interview on 14 June 2024 Appendix E Photos during taken during site inspection	All waste generated during construction was secured and maintained within designated waste storage areas at all times and did not leave the site onto neighbouring public or private properties.	Compliant
E31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Site inspection and interview on 14 June 2024	All waste generated during construction was assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Compliant
E32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection and interview on 14 June 2024	No concrete works at the time of inspection. However, the SEC has a procedure in place for managing concrete washouts.	Compliant
E33	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.	Site inspection and interview on 14 June 2024	During the audit, no waste disposal was conducted yet. However, SEC a process in place to record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Compliant
E34	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.	Site inspection and interview on 14 June 2024	No hazardous waste has been encountered during the audit period.	Not Triggered
<b>Outdoor Lighting</b>				
E35	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.	Site inspection and interview on 14 June 2024	No outdoor light	Not Triggered
<b>Site Contamination</b>				
E36	Where relevant, if remediation is required for the site (as per requirements of condition E5), it must be carried out in accordance with a Remediation Action Plan (approved by a NSW EPA accredited Site Auditor) required by condition E5 (where necessary) and the unexpected finds protocol required by condition D16.	Site inspection and interview on 14 June 2024	No contamination was encountered during the audit period.	Not Triggered
E37	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Site inspection and interview on 14 June 2024	No contamination was encountered during the audit period.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E38	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.	Site inspection and interview on 14 June 2024	No contamination was encountered during the audit period.	Not Triggered
<b>Independent Environmental Audit (for private projects only)</b>				
E39	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Site inspection and interview on 14 June 2024	Independent Audits of the development must be conducted and carried out by the Independent Audit Post Approval Requirements (2020). This is the initial audit conducted for the project within 12 weeks from the commencement of construction.	Compliant
E40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Site inspection and interview on 14 June 2024  Pymble Ladies College - Grey House Precinct - Independent Auditor Approval NSW Planning ref: SSD-17424905-PA-9 12/04/2024	Proposed independent auditors was agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.  Annabelle Tungol – Artea Green Ventures Pty Ltd.	Compliant
E41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks' notice (or timing) to the applicant of the date upon which the audit must be commenced.	Site inspection and interview on 14 June 2024	No request from the Planning Secretary.	Not Triggered
E42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition E39 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed with the Planning Secretary.	Site inspection and interview on 14 June 2024	This is the first audit conducted on this project.  SEC to note to comply with: (a) review and respond to each Independent Audit Report prepared under condition E39 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed with the Planning Secretary.	Not Triggered
E43	Independent Audit Reports and the Applicant'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 (2020), unless otherwise agreed by the Planning Secretary.	Site inspection and interview on 14 June 2024	This is the first audit conducted on this project.  This audit report must be submitted to the DPHI on 2 July 2024 to be compliant with IAPAR 2020.	Not Triggered
E44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.	Site inspection and interview on 14 June 2024	Not yet triggered. Ongoing construction phase.	Not Triggered
<b>PART OF PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE/ COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F1	At least one month before the occupation of the building, 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.	Still in construction phase	Not yet triggered	Not Triggered
<b>External Walls and Cladding</b>				
F2	Prior to the issue of any relevant occupation certificate, 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 NCC.	Still in construction phase	Not yet triggered	Not Triggered
F3	The Applicant must provide to the Planning Secretary a copy of the documentation given to the Certifier within seven days after the Certifier accepts it.	Still in construction phase	Not yet triggered	Not Triggered
<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
F4	<p>Prior to the issue of any relevant occupation certificate, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> <li>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition D3 of this consent;</li> <li>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>(c) be submitted to the Certifier;</li> <li>(d) be forwarded to Council for information; and</li> <li>(e) be provided to the Planning Secretary when requested.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>Repair of Public Infrastructure</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F5	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Road Damage</b>				
F6	Prior to the issue of any relevant occupation certificate, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Still in construction phase	Not yet triggered	Not Triggered
<b>Post-Construction Survey – Adjoining Properties</b>				
F7	<p>Where a pre-construction survey has been undertaken in accordance with condition D5, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> <li>(a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition D5;</li> <li>(b) be provided to the owner of the relevant buildings surveyed;</li> <li>(c) be provided to the Certifier; and</li> <li>(d) be provided to the Planning Secretary when requested.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
F8	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	Still in construction phase	Not yet triggered	Not Triggered
<b>Utilities and Services</b>				
F9	Prior to the issue of any relevant occupation certificate, 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.	Still in construction phase	Not yet triggered	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F10	An electrical substation must be constructed within the site and all associated approvals obtained prior to the occupation of the building approved by this development consent, unless otherwise agreed with the Planning Secretary.	Still in construction phase	Not yet triggered	Not Triggered
<b>Roadworks and Access</b>				
F11	Prior to the issue of any relevant occupation certificate or prior to the commencement of operation of the ELC (whichever occurs first) the Applicant must complete the installation of all traffic calming measures as required by condition E3, unless otherwise agreed with Council's Local Traffic Committee and the Planning Secretary. Note: The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.	Still in construction phase	Not yet triggered	Not Triggered
<b>Works as Executed Plans</b>				
F12	Prior to the issue of any relevant occupation certificate, 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 Certifier.	Still in construction phase	Not yet triggered	Not Triggered
<b>Green Travel Plan</b>				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F13	<p>Prior to the issue of any relevant occupation certificate at least one month prior to the commencement of operation of the building and the ELC (whichever occurs earlier), a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;</li> <li>(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;</li> <li>(c) be consistent with the objectives and mode share targets in the GTP prepared by Stantec dated 16 February 2022, as updated by the RtS, including but not limited to; <ul style="list-style-type: none"> <li>(i) short term (first three years) targets in table 6 of section 7 (target travel mode) for students and staff including increase in use of carpooling, increase in private bus use, increase of public and active transport, reduction of student driving (by at least 2% per year), overall reduction of staff/student/single child car usage in travelling to/from the school; and</li> <li>(ii) long term (&gt; three years) targets in table 7 of section 7 (target travel mode) for students and staff including increase in use of carpooling, increase in private bus use, increase of public and active transport, reduction of student driving (by at least 2% per year) and reduction of single child private vehicle usage to less than 10% by 2030 (approximately 2% per year);</li> </ul> </li> <li>(d) include details of location of bicycle facilities and end-of-trip-facilities within the PLC campus;</li> <li>(e) include a Travel Access Guide (TAG);</li> <li>(f) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(g) 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;</li> <li>(h) 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; and</li> <li>(i) be provided to TfNSW for information, after finalisation and approval by the Planning Secretary.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered



APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Operational Transport and Access Management Plan (OTAMP)				

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F14	<p>Prior to the issue of any relevant occupation certificate or at least one month prior to the commencement of operation of the development (whichever occurs earlier), an OTAMP must be prepared by a suitably qualified person, in consultation with Council, and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:</p> <ul style="list-style-type: none"> <li>(a) detailed pedestrian analysis including the identification of safe route options to access the site from the main campus entry points or Avon Road and the railway station;</li> <li>(b) the location of all car parking spaces within the PLC campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>(c) the location and operational management procedures of the pick-up and drop-off parking located within Centenary Car park, including staff management/traffic controller arrangements;</li> <li>(d) details to ensure that 37 car spaces are available for ELC use during the operating hours, within the Centenary Car park;</li> <li>(e) details to ensure that 212 car spaces are available within the Centenary Car Park for use by visitors at all time and not by ELC users;</li> <li>(f) include management measures for effective use of concurrent activities within the Centenary Car Park (such as the learn to swim classes, co-curricular school activities and ELC use);</li> <li>(g) traffic marshals are implemented for proper management of pedestrian routes, school crossings and all formalised DOPU areas outside the school campus;</li> <li>(h) access control arrangements are in place at the PLC campus entry from Grey House Walk and a marshal is present to ensure this access route use is not intensified in the future;</li> <li>(i) provision of safe and accessible walking routes from the car park to the building;</li> <li>(j) measures to minimise traffic congestion and illegal parking on Pymble Avenue to access the junior school;</li> <li>(k) measures to discourage Year 12 students from driving to school to complement the GTP;</li> <li>(l) car parking arrangements and management associated with the proposed use of the building by community members; and</li> <li>(m) a monitoring and review program include a monitoring regime to review the effectiveness of the OTAMP on the pick-up and drop-off operations at Avon Road/Pymble Avenue in consultation with Council and police.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
<b>Operational Management Plan</b>				
F15	<p>Prior to the commencement of operation of the building, the Applicant must prepare an Operational Management Plan (OMP) for the development. The plan must include:</p> <ul style="list-style-type: none"> <li>(a) measures to ensure all wayfinding signage, security measures (i.e. access control), and landscaping are managed to maintain their effectiveness;</li> <li>(b) measures to allow for the illumination and lighting of signage to be adjusted to ensure no adverse off-site glare or light spill impacts arise;</li> <li>(c) measures to manage the operation of the out-of-hours-care;</li> <li>(d) the operating hours of the school and the out-of-hours care;</li> <li>(e) measures to ensure that the following management strategies (including but not limited to) are incorporated to ensure appropriate noise management, in accordance with the recommendations of the Noise Impact Assessment Report, dated 11 October 2021 and prepared by Pulse White Noise Acoustics: <ul style="list-style-type: none"> <li>(i) restricting all dance activities with amplified music to be conducted internally within the dance studios;</li> <li>(ii) closing all doors/windows of the school hall beyond 7pm; and</li> <li>(iii) completing all out-of-hours events by 10pm;</li> </ul> </li> <li>(f) measures to ensure that all external doors and windows of dance studios are closed when conducting dance activities with amplified music; and (g) measures to ensure that all doors/windows of the building (in addition to the school hall) are closed beyond 7pm.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>ELC Operational Plan</b>				
F16	<p>Prior to the commencement of operation of the ELC, an operational plan for the use of the ELC must be submitted to the Certifier for approval and a copy submitted to the Planning Secretary for information. The operational plan must include:</p> <ul style="list-style-type: none"> <li>(a) details confirming the operating hours of the premises;</li> <li>(b) confirmation that outdoor play times are restricted to 2.5 hours with a buffer of 1.5 hours for additional activities on a typical weekday;</li> <li>(c) access control measures for the ELC children and separation from the school use.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>Mechanical Ventilation</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F17	<p>Prior to the issue of the occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Operational Noise</b>				
F18	<p>Prior to the issue of any relevant occupation certificate, a suitably qualified acoustic consultant must certify that to the Certifier the design related noise mitigation recommendations in the Noise Impact Assessment dated 11 October 2021 and prepared by Pulse White Noise Acoustics and as required by condition C1, have been incorporated.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Fire Safety Certification</b>				
F19	<p>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.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Structural Inspection Certificate</b>				
F20	<p>Prior to the issue of any relevant occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Compliance with Food Code</b>				
F21	<p>Prior to the issue of any relevant occupation certificate, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Stormwater Quality Management Plan</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F22	<p>Prior to the issue of the occupation certificate, a Stormwater Operation and Maintenance Plan(SOMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				
F23	<p>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.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Outdoor Lighting</b>				
F24	<p>Prior to the issue of any relevant occupation certificate, 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:</p> <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>(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.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>Signage</b>				
F25	<p>Prior to the any relevant occupation certificate, way-finding signage and signage identifying the location of ELC car parking must be installed.</p>	Still in construction phase	Not yet triggered	Not Triggered
<b>Operational Waste Management Plan</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F26	<p>Prior to the any relevant occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(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);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(d) include the Management and Mitigation Measures included in EIS.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>Site Contamination</b>				
F27	<p>If, based on further site investigations undertaken in accordance with condition E5, it is determined that ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied, prior to the issue of the any relevant occupation certificate for proposed works that would result in ground disturbance:</p> <ul style="list-style-type: none"> <li>(a) the Applicant must engage an 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 prior to the issue of the relevant occupation certificate or the commencement of operation (whichever occurs earlier);</li> <li>(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.</li> </ul>	Still in construction phase	Not yet triggered	Not Triggered
<b>Landscaping</b>				
F28	Prior to the issue of any relevant occupation certificate, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition B2, or as amended by condition A3 and C2.	Still in the construction phase	Not yet triggered	Not Triggered
F29	Prior to the issue of any relevant occupation certificate for landscaping works on the site, the Applicant must confirm that all native juvenile plants to be retained, have been relocated.	Still in the construction phase	Not yet triggered	Not Triggered

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F30	Prior to the issue of any relevant occupation certificate for landscaping works on the site, the Applicant must confirm that the tree and understory species, which are planted along the south eastern boundary to maintain visual privacy in the future are consistent with Blue Gum High Forest. The replacement planting must be of advanced species and in suitable pot sizes.	Still in the construction phase	Not yet triggered	Not Triggered
F31	Prior to the issue of any relevant occupation certificate for landscaping works on the site, the Applicant must demonstrate to the satisfaction of the Certifier that at least 37 replacement trees are planted within the site.	Still in the construction phase	Not yet triggered	Not Triggered
F32	Prior to the issue of any relevant occupation certificate for landscaping works, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must: <ul style="list-style-type: none"> <li>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>(b) be consistent with the mitigation and post construction management measures identified in the VMP in condition D37.</li> </ul>	Still in the construction phase	Not yet triggered	Not Triggered
F33	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the satisfaction of the Certifier.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Installation of artwork</b>				
F34	Artwork proposed as part of the proposal must reflect the Connection with Country principles. Prior to the installation of artworks, satisfactory evidence must be demonstrated to the Certifier that the artwork has been prepared in consultation with Uncle Laurie Bimson per the recommendations of the RtS.	Still in the construction phase	Not yet triggered	Not Triggered
<b>PART G POST OCCUPATION</b>				
<b>Operational Hours and Details</b>				
G1	The operational hours of the premises are restricted to: <ul style="list-style-type: none"> <li>(a) ELC: 7am-6:30pm Monday to Friday;</li> <li>(b) general operations of the building including school activities: 7:30am – 5:30pm Monday to Friday;</li> <li>(c) out-of-hours-care: 6:45am-8am and 3pm-7pm Monday to Friday, with holiday program between 7:30am-6pm Monday to Friday;</li> <li>(d) dance academy: 6:30am-8am and 3pm-6:30pm Monday to Friday, and 7am-12pm Saturdays; and</li> <li>(e) use of outdoor play area within restricted to a maximum of 2.5 hours on a typical day.</li> </ul>	Still in the construction phase	Not yet triggered	Not Triggered
<b>Out of Hours Event Management Plan</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
G2	<p>Prior to the commencement of the first out of hours events (school use) within the site (as defined in Schedule 1 of this consent) run by the school that involves 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and the CCC, and submit it to the Council and Planning Secretary for information. The plan must be made publicly available on the school's website at least one week prior to the event and include the following:</p> <ul style="list-style-type: none"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>(e) details of restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the site before 10pm;</li> <li>(f) details of restricting use of external terraces for out-of-hours events;</li> <li>(g) measures to minimise localised traffic and parking impacts; and</li> <li>(h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017)</li> </ul>	Still in the construction phase	Not yet triggered	Not Triggered
G3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Still in the construction phase	Not yet triggered	Not Triggered

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
G4	<p>Prior to the commencement of out of hours events (community use) within the site (as defined in Schedule 1 of this consent) run by the external parties that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to Council for information. The plan must be made publicly available on the school's website at least one week prior to the event and include the following:</p> <ul style="list-style-type: none"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport);</li> <li>(e) details of restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the site before 10pm;</li> <li>(f) details of restriction use of any external terraces;</li> <li>(g) measures to minimise localised traffic and parking impacts; and</li> <li>(h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017).</li> </ul>	Still in the construction phase	Not yet triggered	Not Triggered
G5	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Alternate DOPU zones</b>				
G6	Within 12 months of commencement of operation of the development, the Applicant must provide suitable evidence to the Planning Secretary that consultation has been undertaken with Council and where required alternate DOPU zones on the nearby streets have been implemented to reduce traffic congestion on Pymble Avenue.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Operation of Plant and Equipment</b>				
G7	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
G8	The operation and maintenance 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 2 (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.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Community Communication Strategy</b>				
G9	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Operational Transport and Access Management Plan (OTAMP)</b>				
G10	The OTAMP(s) approved under condition F14 as revised from time to time must be implemented by the Applicant for the life of the development.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Operational Noise Limits</b>				
G11	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise Impact Assessment Report, dated 11 October 2021 and prepared by Pulse White Noise Acoustics.	Still in the construction phase	Not yet triggered	Not Triggered
G12	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry 2017 where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development (as applicable) to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise Impact Assessment Report, dated 11 October 2021 and prepared by Pulse White Noise Acoustics.	Still in the construction phase	Not yet triggered	Not Triggered
G13	Noise levels associated with mechanical plant and ventilation systems installed on the premises must not be audible within any habitable room in any neighbouring residential premises before 7am and after 10pm. Outside of these restricted hours noise levels associated with mechanical plant and ventilation systems installed on the premises either as an individual piece of equipment or in combination shall not emit a noise level greater than 5dB(A) above the background noise (LA90, 15 min) when measured at the nearest adjoining property boundary. The background (LA90, 15 min) level is to be determined without the source noise present.	Still in the construction phase	Not yet triggered	Not Triggered

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
G14	Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				
G15	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Green Travel Plan</b>				
G16	The Green Travel Plan required by condition F13 of this consent must be updated annually and implemented.	Still in the construction phase	Not yet triggered	Not Triggered
G17	Within 12 months of commencement of operation of the development (and the implementation of the Green Travel Plan) and then for following 5 consecutive years (at 12 months interval starting from the first year), the Applicant must provide, to the satisfaction of the Planning Secretary, evidence that the: <ul style="list-style-type: none"> <li>(a) Green Travel Plan has been implemented and that the proposed yearly targets of mode share have been achieved; or</li> <li>(b) alternative mode share targets have been agreed with the Planning Secretary and implemented; and</li> <li>(c) reduction in the car usage to the school campus has been achieved.</li> </ul>	Still in the construction phase	Not yet triggered	Not Triggered
<b>Ecologically Sustainable Development</b>				
G18	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification or equivalent must be obtained demonstrating the development achieves a minimum 5-star Green Star Design & As Built rating or equivalent target. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition D12, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Outdoor Lighting</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
G19	Notwithstanding condition F24, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Landscaping and Vegetation Management</b>				
G20	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition F32 and the recommended measures in the VMP, for the duration of occupation of the development.	Still in the construction phase	Not yet triggered	Not Triggered
<b>Discharge Limits</b>				
G21	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Still in the construction phase	Not yet triggered	Not Triggered
<b>School Zones</b>				
G22	All School Zone signage, speed management signage and pavement markings along Avon Road, must be maintained as currently installed.	Still in the construction phase	Not yet triggered	Not Triggered
<b>APPENDIX 1 ADVISORY NOTES</b>				
<b>General</b>				
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.	Site inspection and interview on 14 June 2024	All licences, permits, approvals and consents as required by law were 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.	Compliant
<b>Long Service Levy</b>				
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.	Site inspection and interview on 14 June 2024  Long Service Levy Receipt Long Service Corporation L0000147340 27/03/24	A Long Service Levy was paid.	Compliant
<b>Legal Notices</b>				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	Site inspection and interview on 14 June 2024	No notice or advice received to date.	Not Triggered
<b>Access for People with Disabilities</b>				

# APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 requirements of the 'Accessibility Review Report' prepared by Morris Goding Access Consulting dated 19/07/2021 and the 'Statutory Requirements' referenced therein, and the NCC. 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.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Utilities and Services</b>				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Site inspection and interview on 14 June 2024  Sydney Water Building Plan Assessment Diego Montelvere & Sydney Water 1824388 13/02/24	Prior to the construction of any utility works associated with the development, the Applicant obtained relevant approvals from service providers.	Compliant
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Road Occupancy Licence</b>				
AN7	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>SafeWork Requirements</b>				
AN8	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site inspection and interview on 14 June 2024	To protect the safety of work personnel and the public, the work site was adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Compliant
<b>Hoarding Requirements</b>				
AN9	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Handling of Asbestos</b>				
AN10	.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.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Speed limit authorisation</b>				

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
AN11	<p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <ul style="list-style-type: none"> <li>(a) a copy of the conditions of consent;</li> <li>(b) the proposed school commencement/opening date;</li> <li>(c) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> <li>(i) accurate Site boundaries;</li> <li>(ii) details of all road reserves, adjacent to the Site boundaries;</li> <li>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</li> <li>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</li> <li>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</li> <li>(vi) all existing and proposed street furniture and street trees.</li> </ul> </li> </ul>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>Fire Safety Certificate</b>				
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.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
<b>APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition B28 or, having given such notification, subsequently forms the view that an incident has not occurred.	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered

## APPENDIX A - AUDIT TABLE – SSD-17424905 PLC GREY HOUSE PRECINCT IA1

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
2	<p>2. Written notification of an incident must:</p> <ul style="list-style-type: none"> <li>a. identify the development and application number;</li> <li>b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</li> <li>c. identify how the incident was detected;</li> <li>d. identify when the applicant became aware of the incident;</li> <li>e. identify any actual or potential non-compliance with conditions of consent;</li> <li>f. describe what immediate steps were taken in relation to the incident;</li> <li>g. identify further action(s) that will be taken in relation to the incident; and</li> <li>h. identify a project contact for further communication regarding the incident</li> </ul>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
3	<p>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</p>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered
4	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> <li>a. a summary of the incident;</li> <li>b. outcomes of an incident investigation, including identification of the cause of the incident;</li> <li>c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>d. details of any communication with other stakeholders regar</li> </ul>	Site inspection and interview on 14 June 2024	Not yet triggered during this audit period.	Not Triggered

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-17424905-PA-9

Greg Hastie  
Project Director  
Pymble Ladies' College  
Camberaygal Country  
20 Avon Road  
PYMBLE NSW 2073  
12/04/2024

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Sent via the Major Projects Portal only

**Subject: Pymble Ladies College - Grey House Precinct - Independent Auditor Approval**

Dear Mr Hastie

Reference is made to your post approval matter, SSD-17424905-PA-9, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Independent Environmental Audit (IEA) of the Pymble Ladies College - Grey House Precinct development, submitted as required by Schedule 2, Condition E40 of SSD-17424905 as modified (**the consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 11 April 2024.

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

In accordance with Schedule 2, Condition E40 of the consent and the NSW Planning *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent auditor from Artea Green Ventures Pty Ltd:

- Ms Annabel Tungol - Lead 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.

Notwithstanding the endorsement of the above independent audit team for the project, each respective project approval or consent requires a request for endorsement of the independent auditor

Department of Planning, Housing and Infrastructure



or audit team be submitted to NSW Planning, for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Michelle Larkin, Senior Compliance Officer on 02 9860 1402 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

## APPENDIX C – CONSULTATION RECORDS

RE: SSD-17424905-IA1 –Pymble Ladies College-Grey House Precinct-Independent Audit

Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>

Wed 2024-05-08 3:02 PM

To: Annabelle Tungol <annabelle@arteagreenventures.com>

Hi Annabelle

Thank you for the opportunity to provide input into the initial Independent Environmental Audit for Pymble Ladies College - Grey House Precinct (SSD-17424905).

The Department of Planning, Housing and Infrastructure (**NSW Planning**) requests that you provide an additional focus on community consultation, complaints handling, and the following Conditions of SSD-17424905 (**Consent**):

- Schedule 2, Condition E9 – E12 Construction Hours
- Schedule 2, Condition E16 – E18 Construction Noise Limits
- Schedule 2, Condition E19 – E21 Vibration Criteria

NSW Planning recommends that you consult with Ku-Ring-Gai Council, the Community Consultative Committee, and any other agencies that are referenced in the Conditions of Consent.

Kind regards

**Brigitte Healey** *she/her*

Compliance Officer

Metro

**Department of Planning, Housing and Infrastructure**

T 02 8229 2936 E [brigitte.healey@dpie.nsw.gov.au](mailto:brigitte.healey@dpie.nsw.gov.au)

[dphi.nsw.gov.au](http://dphi.nsw.gov.au)

Locked Bag 5022 PARRAMATTA NSW 2124

**Working days** Monday to Friday, 09:00am - 05:00pm



**Re: SSD-17424905-IA1 –Pymble Ladies College-Grey House Precinct-Independent Audit**

Helen Lochhead <helen.m.lochhead@gmail.com>

Tue 2024-06-11 6:03 AM

To: Annabelle Tungol <annabelle@arteagreenventures.com>

Dear Annabelle

I'm currently overseas so I will be brief.

The main concerns of the community are related to:

**1. Construction issues:**

- Traffic and parking in the streets around the school during construction
- construction hours
- construction noise
- privacy during construction

Most of these issues are dealt with in the conditions of approval (CoA) and the Construction Plan of Management. To date there has only been one issue that I am aware of, related to weekend work, that was rectified once notified.

**Operational issues:**

Many of the concerns raised by residents are not related to the Grey House Precinct but are general issues related to the schools operations such as

- traffic and parking
- weekend/night time events
- growth in student numbers

These issues are beyond the scope of the SSD CoA, nevertheless the College administration has been proactive in addressing concerns where it is within their means to do so.

I trust this meets your needs however if you have any questions please let me know

Regards

Helen Lochhead AO

**RE: SSD-17424905-IA1 –Pymble Ladies College - Independent Audit - Council Consultation**

Bonnie Yue <byue@krg.nsw.gov.au>

Mon 2024-06-24 12:25 PM

To: Annabelle Tungol <annabelle@arteagreenventures.com>

Cc: Selwyn Segall <ssegall@krg.nsw.gov.au>

Hi Annabelle,

Thank you for giving Ku-ring-gai Council the opportunity to provide comment for your audit on the construction of Pymble Ladies College- Grey House Precinct development.

According to Ku-ring-gai Council's record, Council received public complaints/ comments in relations to the above development. The complaints raised concerns on several aspect of the development including the construction vehicle access and routes, traffic condition in the surrounding roads during construction, the construction of a temporary covered walkway from Pymble Avenue; and issue with construction noise, vibration and dust.

Council's Record also indicates there are recent complaint relating to noise from an air conditioning unit at the Gillian Moore Centre for Performing Arts and complaints concerning student capacity at the school.

Should you require any additional information or have further inquiries, please feel free to reach out to me.

Kind regards,

**Bonnie Yue** • Senior Development Assessment Officer • Ku-ring-gai Council

T: 9424 0000 • E: [byue@krg.nsw.gov.au](mailto:byue@krg.nsw.gov.au) • W: [www.krg.nsw.gov.au](http://www.krg.nsw.gov.au)

**SSD-17424905-IA1 –Pymble Ladies College-Grey House Precinct-Independent Audit**

Annabelle Tungol <annabelle@arteagreenventures.com>

Wed 2024-05-01 7:56 PM

To:compliance@planning.nsw.gov.au <compliance@planning.nsw.gov.au>

To whom it may concern:

I am writing to your office regarding the upcoming initial Independent Audit of the SSD-17424905-IA1 –Pymble Ladies College-Grey House Precinct development, scheduled on 11 June 2024. In preparation for this audit, we kindly request your valuable feedback and guidance on the key aspects or focus areas that you would like us to further evaluate during this compliance review against SSD-17424905 –Pymble Ladies College-Grey House Precinct development.

Additionally, could you please confirm whether other parties or agencies will be consulted as part of this process? We appreciate your assistance and look forward to hearing from you. Thank you.

**Annabelle Tungol**  
**Director - Environmental Lead Auditor**

**ARTEA GREEN VENTURES PTY LTD**

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New South Wales 2127 AUSTRALIA

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ACN: 666 654 413 ABN: 706 666 544 13



## APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM


<b>Project Name</b>	SSD-17424905 PLC GREY HOUSE PRECINCT IA1
<b>Consent Number</b>	SSD-17424905
<b>Description of Project</b>	<p>The Grey House Precinct development involving demolition of existing structures and construction of a building to accommodate the following:</p> <ul style="list-style-type: none"> <li>• junior school classrooms (years 5 and 6).</li> <li>• science, technology engineering and mathematics laboratories.</li> <li>• health and wellbeing facilities (consulting rooms/wards).</li> <li>• a dance academy.</li> <li>• out-of-school-hours care.</li> <li>• a new early learning centre for 90 children and 20 staff.</li> <li>• outdoor learning spaces for existing students; and</li> <li>• tree removal and associated landscaping works.</li> </ul>
<b>Project Address</b>	A portion of Pymble Ladies College campus at 20 Avon Road, Pymble being Lot 1 DP 69541
<b>Applicant</b>	Pymble Ladies College
<b>Date</b>	1 July 2024

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

- The audit has been undertaken in accordance with the relevant condition(s) of consent and the Independent Audit Post Approval Requirements (IAPAR 2020).
- the findings of the audit are reported truthfully, accurately, and completely.
- I have exercised due diligence and professional judgment in conducting the audit.
- I have acted professionally, objectively, and in an unbiased manner.
- I am not related to any Applicant, owner, or operator of the project either 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 my 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 NSW Planning 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 Applicant, 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 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 Applicant 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)

<b>Name of Auditor</b>	Annabelle Tungol
<b>Signature</b>	
<b>Qualifications</b>	Lead Environmental Auditor and Quality Auditor #119536 Bachelor of Science in Chemical Engineering 1998
<b>Company</b>	Artea Green Ventures Pty Ltd

## **APPENDIX E – SITE INSPECTION PHOTOS**



# **Pymble Ladies College Grey House Precinct**

**SSD-17424905-IA1 14/6/2024, 9:18 AM**

**Friday 14 June 2024**

**Prepared For Stephen Edwards Construction Pty Ltd**

**17 Photos**



Photo 1 Sediment Fence was installed as per Blue book



Photo 2 First layer of earth bund was create to collect surface water



Photo 3. Lower bund was created and additional sediment control



Photo 4 Haul Road - Tree Protection and Pedestrian walkway



Photo 5 Tree Protection signage installed



Photo 6. All Trees were Protected



Photo 7 Sediment Fence and Pedestrian pathway was installed



Photo 8 Construction workers parking provided



Photo 9 Rumble grid was installed



Photo 10. Vehicle Movement Plan was posted onsite



Photo 11 No mud tracking



Photo 12 Fencing was Installed to avoid access to School Premise



Photo 13 Site Notice was installed



Photo 14. Access road was Stabilised



Photo 15 Hoardings were installed around the site



Photo 16. Bulk Earthworks



Photo 17 No mud tracking and no construction vehicles park at school entrance

Annabelle Tungol  
Artea Green Ventures Pty Ltd