



Independent Audit Report #4

FORT STREET PUBLIC SCHOOL – SSD 10340
MARCH 2023

1. REVISIONS

Revision	Date	Report No.	Description	Prepared by	Approved by
1	03/03/2023	J1852230303.1	Draft to client	M. Williams	R. Johnson
2	14/03/2023	J1852230314.2	Final to client	M. Williams	R. Johnson

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The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client).

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EXECUTIVE SUMMARY

The Fort Street Public School development is a State significant development (SSD 10340) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 07 October 2020.

Modification 1 SSD 10340 was approved by DPE on the 22 December 2021. The modification provides for changes to the design of buildings, including rooftop and circulation areas, landscaping and vehicular access arrangements.

Under CoC C44, independent audits of the development are to be completed. This independent audit report satisfies that requirement.

The audit has been conducted in accordance with:

- the requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (Department of Planning and Environment, May 2020) and
- the processes and practice procedures identified in AS/NZS ISO 19011:2019 Guidelines for Auditing Management Systems.

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

The site inspection and interviews were conducted on 03 February 2023. Findings of the audit are presented against the required scope within the body of this report, the audit findings table (Appendix A), the checklist of mitigation measures from the environmental management plans (Appendix B) and in the photo log provided (Appendix G).

Consultation was undertaken with the Department of Planning and Environment (DPE) and City of Sydney Council (Appendix D).

It was found that the site was generally compliant, and the project was being managed in accordance with the requirements of the SSD 10340 consent.

In summary:

- There were 141 CoC assessed
- 95 CoC were assessed as compliant
- 4 non-compliances were identified against the CoC
- 1 observation was identified in relation to update of management plans.

Environmental performance of the development was considered satisfactory with no observed offsite impacts at the time of the audit. Appropriate management controls have been implemented onsite to reduce potential for environmental impacts.

This audit constitutes the fourth construction independent audit completed for the Project.

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

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

The auditor would like to thank the auditees from RP Infrastructure, Lendlease and School Infrastructure NSW for their high level of organisation and assistance during the independent audit.

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Glossary

Audit	Systematic, independent and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures or requirements.
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria.
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
Audit client	Organisation or person requesting an audit.
Auditee	Organisation being audited.
Auditor	Person with competence to conduct an audit.
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit.
Audit scope	Extent and boundaries of an audit.
CoC	Conditions of Consent
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.
CEMP	Construction Environmental Management Plan.
DPE	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
IAPAR	Independent Audit Post Approval Requirements 2020
Improvement opportunity	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
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.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

1. INTRODUCTION

1.1. Project Background

Fort Street Public School (FSPS) (formerly Fort Street Model School) was established in 1849 at the old military hospital (now part of the National Trust Headquarters). It was one of the first public schools in Australia. In the 1850s, the school was known for setting the standard for public education in NSW.

In 1881 Fort Street Model School evolved to be Fort Street Superior Public School, which introduced secondary education for older students. In 1911, three schools were formed from Fort Street Superior Public School, being Fort Street Boys High School, Fort Street Girls High School and Fort Street Public School, which all co-existed on the one campus.

In 1916, Fort Street Boys High School relocated to its present site on Parramatta Road, Petersham. In 1942, Fort Street Public School was rehoused to its present building in The Rocks/Millers Point district, which has since been heritage listed. Throughout the 1970s, Fort Street Girls High School amalgamated with the Fort Street Boys High School to become Fort Street High School.

Today, the public school caters for up to 220 primary school students. School enrolments continue to grow each year due to the growing number of families living within the inner-city areas.

The following works will be undertaken:

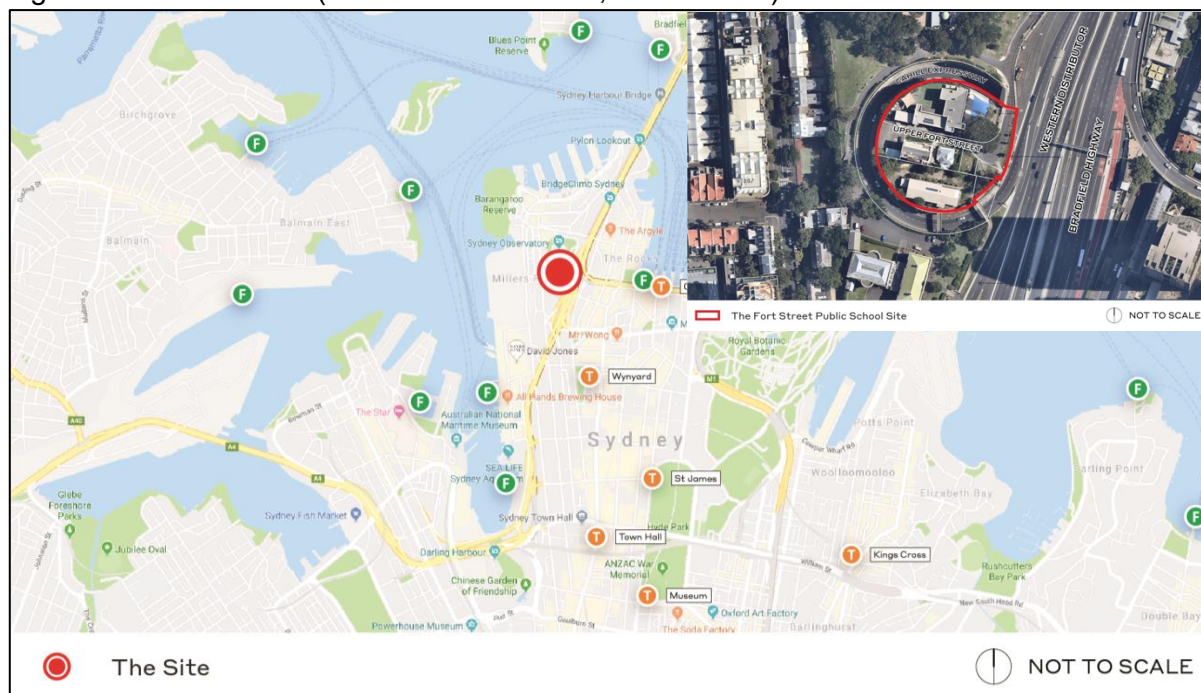
- Site preparation, demolition and excavation:
 - Site remediation
 - Demolition of the southernmost school building, the garage and storage shed west and east of the Bureau of Meteorology Building (the Met/the Met Building), and the toilet block adjoining the main school building
 - Selective removal of various elements of the main school building, as well as minor and insignificant elements of the Met Building and the Messenger's Cottage to facilitate refurbishment and future use of these buildings
 - Bulk excavation works to facilitate the new southern buildings and western addition to the main school building
 - Tree removal
 - Installation of hydraulic and electrical services
- Existing buildings:
 - Retention, refurbishment and extension of the existing FSPS, including construction of a new roof and rooftop additions
 - Retention and refurbishment of the Met Building and internal alterations and additions
 - Retention and minor alterations and additions to the Messenger's Cottage
- Construction of new buildings:

- Construction of one new building on the western part of the site for a staff room
- Construction of two new, interconnected school buildings on the southern third of the site
- Construction of a new communal hall and canteen building
- Landscaping:
 - Landscaping works throughout the site, including construction of a new amphitheatre, new central plaza, and a multi-purpose forecourt
 - Landscaping of roof gardens on top of the new southern buildings and the existing Met Building
- Other works:
 - Works to the existing entrance road, including alterations to the existing Bradfield Tunnel Services Building
 - Modifications to existing pick-up/drop-off arrangements
 - Identification of signage zones
 - Installation of on-site detention tanks
 - Lot consolidation including construction of associated stormwater management works.

1.2. Project Location

The site is located at Upper Fort Street, Millers Point in the north of the Sydney CBD, within the City of Sydney LGA (Figure 1-1). The site is located south-west of the southern landing of the Sydney Harbour Bridge and adjacent to the Sydney Observatory. The site is surrounded on all sides by the Cahill Expressway as it becomes the on-ramp to the Bradfield Highway. The site is connected to the surrounding areas by one road bridge and two pedestrian bridges.

Figure 1-1 Site location (Source: Ethos Urban, March 2020)



1.3. State Significant Development

The Fort Street Public School development is a State significant development (SSD 10340) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 07 October 2020.

Modification 1 SSD 10340 was approved by DPE on the 22 December 2021. The modification provides for changes to the design of buildings, including rooftop and circulation areas, landscaping and vehicular access arrangements.

Modification 2 SSD 10340 is currently at the Response to Submissions stage. The modifications include changes to buildings F, G, H and J including floor levels, facade changes and building height.

The conditions of the SSD 10340-Mod 1 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A35)
- Part B - Prior to Commencement of Construction (B1-B58)
- Part C - During Construction (C1-C48)
- Part D - Prior to Commencement of Operation (D1-D33)
- Part E - Post Occupation (E1-E20).

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

1.4. Audit Objectives

The objective of this Independent Audit is to satisfy SSD 10340 CoC C44 that states:

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

This Independent Audit was completed to fulfill the requirements of CoC C44 and to verify compliance, or otherwise, of the Project against the relevant CoC and provide an objective evaluation of environmental performance of the development.

1.5. Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 10340 and by the expectations of the Independent Audit Post Approval Requirements (IAPAR) (DPE, 2020).

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

1.6. Audit Scope

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

- The project SSD EIS (Ethos Urban, March 2020) and associated Response to Submission documentation

- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - to support the administrative conditions (Part A)
 - prior to commencement of construction (Part B)
 - during construction (Part C)
- The independent auditing requirements and expectations specified in the IAPAR (2020).

The audit scope consisted of:

- An assessment of compliance with CoC and other relevant approvals and licences
- An assessment of environmental performance of the development, including:
 - an assessment of actual impacts compared to predicted impacts documented in the EIS
 - an assessment of incidents, non-compliances and complaints that have occurred on the project
 - an assessment of feedback received from the DPE, and City of Sydney Council
 - an assessment of the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
- A high-level assessment of the adequacy of the Project's environmental management plans and sub-plans
- Any other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination).

1.7. Audit Period

This Audit Report presents the findings from the fourth independent audit for the Project covering the period from 10 August 2022 through to 03 February 2023.

2. AUDIT METHODOLOGY

2.1. Selection and Endorsement of Auditor

In accordance with CoC C34 and Section 3.1 of IAPAR, independent auditors must be suitably qualified, experienced, independent of the Project and appointed by the Planning Secretary.

The audit team comprises:

- Richard Johnson: EMS Internal Auditor – Det Norske Veritas 1997 RABQSA/Exemplar Global Certified Certificate No.: 204520
- Mathew Williams: Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187.

Approval of the Audit Team was provided by DPE on 06 April 2021 (Appendix C).

A statement of independence is provided in Appendix E to identify that no actual or perceived conflict exists in the performance of the independent audit.

2.2. Independent Audit Scope Development

The DPE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the IAPAR. These requirements apply to all SSD where an independent audit is required by the CoC. The requirement for further development of the scope of the audit was considered through agency consultation (DPE and City of Sydney Council), a review of the complaints register and additional licence, permit or approval requirements.

Consultation

Aspect consulted with DPE Compliance and City of Sydney Council to obtain their input into the scope of the Independent Audit. A summary of the feedback received is provided in Table 2-1. Evidence of consultation is contained in Appendix D.

Table 2-1 Agency consultation outcomes

Stakeholder	Comment	How Addressed
DPE Compliance	No response received.	NA
City of Sydney Council	No response received.	NA

Review of Complaints Register

A review of documentation identified various means of registering a complaint for the development. Complaints may be recorded via the project's website schoolinfrastructure@det.nsw.edu.au or alternatively to the dedicated project 1300 Community Hotline number or to the Project/Site Management team directly.

2.3. Evaluation of Compliance

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

- Review of project records, documentation and reports including physical and digital versions either provided directly by project representatives or available as published, publicly available information online
- Interviews with construction project personnel
- Correspondence with third-party stakeholders
- Site inspection, including collection of photographic evidence.

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

2.4. Opening Meeting – Site Audit

The audit commenced with an opening meeting on 03 February 2023. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Petri Mah Chut (Senior Project Engineer, Lendlease Building)
- Lourise Khoury (Operations Manager, Lendlease Building)
- Taylor Moroney (EHS Coordinator, Lendlease Building)
- Kavita Lachmaiya (Assistant Project Manager, RP Infrastructure)
- Matthew Spooner (External Project Manager, RP Infrastructure)
- Karissa Kendall (Project Director, SINSW)
- Mathew Williams (Lead Auditor, Aspect Environmental).

2.5. Closing Meeting – Site Audit

The site audit closing meeting was held on the same day. The site audit closing meeting was attended by:

- Petri Mah Chut (Senior Project Engineer, Lendlease Building)
- Lourise Khoury (Operations Manager, Lendlease Building)
- Taylor Moroney (EHS Coordinator, Lendlease Building)
- Kavita Lachmaiya (Assistant Project Manager, RP Infrastructure)
- Matthew Spooner (External Project Manager, RP Infrastructure)
- Karissa Kendall (Project Director, SINSW)
- Mathew Williams (Lead Auditor, Aspect Environmental).

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

2.6. Site Interviews

Site interviews with key personnel involved in project delivery, including those with responsibility for environmental management were conducted onsite on 03 February 2023. Interviews assisted with verifying the compliance status of the Project.

2.7. Site Inspection

An onsite inspection of the entire project site was carried out on 03 February 2023. The site inspection was accompanied by the site management team and SINSW representative.

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

2.8. Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories using the descriptors from Table 2 of the IAPAR as follows:

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

Observations and notes may also be made to provide context and provide opportunities for improvement. Conformance with the Construction Environmental Management Plan (CEMP) and Sub-plans was also reviewed (Appendix B).

2.9. Review and Response to Draft Audit Report

The draft Audit Report was provided to Lendlease for review on 03 March 2023 to allow an opportunity to provide any additional information before finalising the Audit Report.

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

3. AUDIT FINDINGS

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

3.1. Project Boundary and Setting

The project boundary is identified by the boundaries of SSD 10340 as shown in Figure 3-1 below.

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

Figure 3-1 Aerial photograph of site showing boundary of SSD 10340 (Source: Ethos Urban, March 2020)



3.2. Approval and Documents Audited

The documents referenced as part of this audit are provided in the tables below.

A list of approved and other relevant documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3-2.

Table 3-1 Approval and document list

Approval Reference	Document Detail
Environmental Impact Statement	Ethos Urban, March 2020
State significant development consent instrument	SSD 10340 dated 07/10/20 Modified Consent dated 22/12/21
A9 Staging Report	Staging Report (Lendlease, Rev 7, 22/09/21)
A10/11 Staging Report	Staging Report (Lendlease, Rev 8, 14/02/22)
B6 Dilapidation Report	Dilapidation Report (28/04/2021)
B15 Demolition Control Plan	Demolition Control Plan (SalCorp Civil, Rev 1.1, dated 8/06/2021)
B17 The Construction Environmental Management Plan	Construction Environmental Management Plan (Construction Stage 1 to 5 ref: 20629_CEMP_FSPS_Revision E, LendLease 29/06/22)
B18 The Construction Traffic and Pedestrian Management Sub-Plan	Construction Traffic and Pedestrian Management Sub-Plan (ARUP, Rev A, 21/04/2021)
B19 The Construction Noise and Vibration Management Sub-Plan	Construction Noise and Vibration Management Plan (Stantec, Rev 005, 28/04/2021)
B20 The Construction Waste Management Sub-Plan	Construction Waste Management Plan (Lendlease, Rev 3, dated 5/11/2020)
B21 Construction Soil and Water Management Plan	Construction Soil and Water Management Sub Plan (JBS&G, Rev 6, dated 30/09/21)
B44 Arboricultural Development Impact Assessment Report	Arboricultural Development Impact Assessment Reports (Birds Tree Consultancy, Rev F, 25 January 2021)
B51 Road Safety Audit	Road Safety Audit dated 19/08/21 Ref: JN22008_Report01 Rev02 - Lendlease FSPS Construction
C4 Site Sign-in Register	Completed Pegasus site sign in register ref: Onsite_Now_Report_FSPS_08/08/22, 09/08/22 & 10/08/22.
C27 Emergency Response Management	Emergency Response Management Sub Plan Issue No: 3.4 dated 20/12/21
C38 Site Contamination	Sighted Remediation Action Plan Rev 0 (JBS&G 14/10/19)
C46 Proponent Response to Independent Audit	IA #1 Audit Response (Schools Infrastructure, Rev 1, 21 September 2021) IA #2 Audit Response (Schools Infrastructure, Rev 1.3, 12 April 2022) IA #3 Responses (Schools Infrastructure, Rev 1, 21 September 2022)

Table 3-2 Construction site document list

Document	Details and Observation
Equipment Induction Records	Lendlease plant and equipment certification stickers (including last service details) were observed on items of plant. See Appendix G - Photo Log. Sighted Mobile Plant Pre-Commencement Checklist dated 22/06/2022 (ID 165344). Sighted 100T AT Annual Lifting Gear Inspection dated 08/03/2022, Expires 07/03/2023 (ID 146775).
Site Induction	Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 2.1 15/06/22. Document was recently updated in response to the previous Independent Audit findings and observations.
Site Materials Tracking Register	Lendlease - FSPS - Waste Summary Report - Upper Fort St - 1 JAN 2021 - 31 JANUARY 2023. 91.82% recycled waste to date.

Document	Details and Observation
	Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill).
Erosion and Sediment Control	<p>Erosion and Sediment Control Plan (Costin Roe, Issue 10 dated 24/11/22) and Sighted EHS FSPS Committee Site Walk Inspection #24 dated 09/02/2023 and #11 dated 11/08/22. Erosion and sedimentation listed under item 62 (disturbed areas stabilised, stormwater flow controls in place, sed fences and controls in operable condition, detention areas maintained) on page 3.</p> <p>Five items are noted that require action, none are related to erosion and sediment control.</p>
Hoarding Inspection Checklist	Sighted hoarding checklist dated from 18/02/2023 to 15/02/2023. Noted 100% compliance. Sighted hoarding checklist dated from 25/01/2023 to 01/07/2023. Noted 100% compliance.

3.3. Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

To the auditor’s knowledge, the project was not issued with any agency notices, orders, penalty notices or prosecutions during the audit period. This determination reflects advice provided to the auditor by the DPE in pre-audit consultation and in audit interviews.

3.4. Non-Compliances, Observations and Actions

Table 3-3 presents the non-compliances and observations from this independent audit. Detailed findings against each requirement are presented in Appendix A.

Table 3-3 Summary of audit non-compliances, observations, and actions

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A2	Non-compliance	<p>CoC A2 requires the development to be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and (d) in accordance with the approved plans in the table below: *See consent for list. <p>Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.</p>	Action and close out the identified non-compliances in this audit report.	Open.
A27	Non-compliance	<p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</p> <p>Notification to DPE dated 03/02/2023 (Ref DOC23/214659) reporting a non-compliance with CoC A2 and notification dated 03/02/2023 (Ref DOC23/214657) reporting a non-compliance with CoC E20 both occurred outside the 7 day notification period prescribed in CoC A27.</p>	NA – the notification date has passed.	Closed.

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A27	Observation	<p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</p> <p>For notification to DPE dated 04/11/2022 (Ref DOC22/1092223) reporting a non-compliance with CoC C4, the notification date (04/11/2022) occurred prior to the identified non-compliance (25 and 26 November 2022).</p>	Project advised 09/03/2022 via email that the notification date was correct, but the non-compliance occurred 25 and 26 October 2023. Project to send clarification to DPE.	Open
A30	Non-compliance	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition A33;</p> <p>(b) the submission of an incident report under condition A26;</p> <p>(c) the submission of an Independent Audit under condition C44 or C45;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> <p>The strategies, plans and programs have not been reviewed within 3 months of the approval of SSD-10340-Mod-1 granted by DPIE on 22 December 2021. Sighted Aconex (REF LL-RFI-000976) dated 07/04/2022 confirming review still underway. Reference Section 1.2 of the CEMP "Satisfy the conditions of consent SSD-10340 for the Fort</p>	Complete a review of the strategies, plans and programs against the SSD-10340-Mod-1 granted by DPIE on 22 December 2021.	Open

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		Street Public School, Upper Fort Street, Millers Point dated 7 October 2020". There is no reference to the approved SSD-10340 Modification 1 in the CEMP.		
C4	Non-compliance	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p> <p>Sighted notification to DPE dated 04/11/2022 (Ref DOC22/1092223) reporting a non-compliance with CoC C4 of the development consent. Tree removal works occurred on 25 and 26 October 2022 outside the prescribed construction hours in CoC C4.</p>	Notification was provided to DPE dated 04/11/2022 (Ref DOC22/1092223) reporting the non-compliance with CoC C4 of the development consent.	Closed

3.5. Previous Audit Recommendations

Table 3-4 presents the status of findings that remained open from previous Independent Audits.

Table 3-4 Status of previous independent audit findings and actions

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
September 2021 Previous Audit Open Findings				
B22	Non-compliance	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p>	Driver Code of Conduct to be updated to include the requirements of B22 a), b), c) & d) and communicated to heavy vehicle drivers.	<p>Closed.</p> <p>Sighted Driver Code of Conduct on the Project website dated 31/10/2022 Rev 1. Document references the requirements of B22 and</p>

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		(c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. Unable to identify where content of B22 a), b), c) & d) are captured in the Driver Code of Conduct - Appendix A of CTPMSP (Rev A, ARUP, 21/04/2021).		states that <i>This Document is given to each Truck Driver when entering or leaving site to satisfy the compliance to SSD Condition B22.</i>
March 2022 Previous Audit Open Findings				
A2	Non-compliance	CoC A2 requires the development to be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and (d) in accordance with the approved plans in the table below:*See consent for list Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.	Action and close out the identified non-compliances in this audit report.	Closed. The non-compliance against CoC B22 was closed.
B22	Non-compliance	The Driver Code of Conduct must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. Unable to identify where content of B22 a), b), c) & d) are captured in the Driver Code of Conduct - Appendix A of CTPMSP (Rev A, ARUP, 21/04/2021). The Auditor notes that this NCR was identified in the previous Independent Audit (Aspect 2021) and that in the Proponent's Response to Independent	Driver Code of Conduct in Section 7.2 and Driver COR (Chain of Responsibility) in Appendix A of the CTPMSP (Rev A, ARUP, 21/04/2021) to be updated to include the requirements of B22 a), b), c) & d).	Closed. Sighted Driver Code of Conduct on the Project website dated 31/10/2022 Rev 1. Document references the requirements of B22 and states that <i>This Document is given to each Truck Driver when entering or leaving site to satisfy the compliance to SSD Condition B22.</i>

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>Audit Findings Report dated 21/09/21, the following commitment was stated in response to the NCR "Whilst the requirements of this consent condition are addressed within the broader CTPMSP, the Driver Code of Conduct will be updated to specifically address each of the items noted in the consent conditions".</p> <p>Neither the CTPMSP (Rev A, ARUP, 21/04/2021) nor the Driver Code of Conduct in Section 7.2 and Driver COR (Chain of Responsibility) in Appendix A of the CTPMSP (Rev A, ARUP, 21/04/2021) have been updated since the last independent audit (Aspect, 2021).</p>		
September 2022 Previous Audit Open Findings				
A2	Non-compliance	<p>CoC A2 requires the development to be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and (d) in accordance with the approved plans in the table below: *See consent for list</p> <p>Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.</p>	Action and close out the identified non-compliances in this audit report.	<p>Closed.</p> <p>All non-compliances have been closed out.</p>
A23	Non-compliance	<p>Condition requires that 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>	Confirm list of all approved documents that are required on the Project website and update website in accordance with Condition A23.	<p>Closed.</p> <p>Proponents Response to Independent Audit Findings #2 is available on the Project website.</p>

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (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;</p> <p>The Proponents Response to Independent Audit Findings #2 as required under CoC C46 and the current CEMP Rev E (dated 29/06/22) were not available on the Project website.</p>		
A31	Observation	<p>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).</p> <p>The CEMP has not been updated to reflect the approval of SSD-10340-Mod-1 granted by DPIE on 22 December 2021. Reference Section 1.2 of the CEMP "Satisfy the conditions of consent SSD-10340 for the Fort Street Public School, Upper Fort Street, Millers Point dated 7 October 2020". There is no reference to the approved SSD-10340 Modification 1 in the CEMP.</p>	Revise and update the CEMP.	<p>Open</p> <p>Sighted Aconex (REF LL-RFI-000976) dated 07/04/2022 stating: <i>Please note Highlighted are still outstanding. Most are around the CEMP which LLB is in the midst of completing a page by page review.</i></p>
B22	Non-compliance	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users;</p>	Driver Code of Conduct to be updated to include the requirements of B22 a), b), c) & d) and communicated to heavy vehicle drivers.	<p>Closed.</p> <p>Sighted Driver Code of Conduct on the Project website dated 31/10/2022 Rev 1. Document references the requirements of B22 and</p>

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>(c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.</p> <p>Unable to identify where content of B22 a), b), c) & d) are captured in the Driver Code of Conduct - Appendix A of CTPMSP (Rev A, ARUP, 21/04/2021).</p> <p>The Auditor notes that this NCR was identified in both previous Independent Audits completed by Aspect Environmental in September 2021 and March 2022.</p> <p>Further, in the Proponent's Response to Independent Audit Findings Report dated 21/09/21, the following commitment was stated in response to the NCR "Whilst the requirements of this consent condition are addressed within the broader CTPMSP, the Driver Code of Conduct will be updated to specifically address each of the items noted in the consent conditions". And, in the Proponent's Response to Independent Audit Findings Report dated 12/04/22, the following commitment was stated in response to the NCR "A separate drivers CoC will be prepared by LLB to include items a,b,c & d to meet condition B22. The item will be closed out by 29/04/2022".</p>		<p>states that <i>This Document is given to each Truck Driver when entering or leaving site to satisfy the compliance to SSD Condition B22.</i></p>
C46	Non-compliance	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C44 of this consent, or condition C45 where notice is given;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days</p>	<p>Update the SINSW Project website.</p> <p>See A23.</p>	<p>Closed.</p> <p>Proponents Response to Independent Audit Findings #2 is available on the Project website.</p>

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		after submission to the Planning Secretary. The Proponents Response to Independent Audit Report #2 was not made publicly available on the SINSW Project website within 60 days after submission to the Planning Secretary.		

3.6. Assessment of Compliance with Environmental Management Plans and Post Approval Documents

The adequacy of post approval documents must be determined based on whether:

- There are any non-compliances resulting from the implementation of the document
- Whether there are any opportunities for improvement.

A review was conducted against the:

- Construction Environmental Management Plan
- Construction Soil and Water Management Plan
- Construction Noise and Vibration Management Plan

The management plans are considered adequate for the works being undertaken (Appendix B).

3.7. Review of Environmental Performance

The environmental performance of the project was assessed during the site visit against the environmental aspects listed in Table 3-5. Environmental performance in respect of the relevant environmental aspects identified in Table 3-5 was found to be satisfactory, with sound site environmental management generally exhibited on site.

Table 3-5 Environmental aspect audit scope

Environmental Aspect	Independent Audit Finding
Air	No dust emissions were observed during site inspection 03/02/2023.
Noise	The NSW Department of Education – School Infrastructure Complaint Register for the project was viewed online on the 02/02/2023. The complaints register was last updated on the 27 January 2023. A complaint was received on 27/10/2022 related to lights and noise during night works. SINSW responded by phone on the day of complaint to acknowledge inconvenience caused and to advise that the residential block would be notified prior to future scheduled night works. A notification for upcoming nightworks was provided over email on 9 November 2022. No further complaints have been received.
Land (ErSed and Contamination)	Ground disturbance works are minimal. ErSed controls were observed to be in place and effective. There were no observed sediment discharges from site that were related to construction activities.
Water	There was no evidence of scouring, or rill erosion. The Project is now connected to the Council stormwater system, however a blank is in place. Site stormwater is contained and managed onsite. No offsite discharges or removal of site stormwater required during the audit period.

Environmental Aspect	Independent Audit Finding
Waste	<p>Mixed general waste skip bins observed onsite during site inspection were well maintained. Waste was observed to be segregated, secured and confined to the site.</p> <p>Sighted Overall General Arrangement Plan dated 14/08/20 indicating where concrete waste and rinse water is to occur. Concrete waste is then placed into provided bags ready for disposal offsite. Verified at site audit inspection 03/02/2023 see photo Log Appendix G.</p>
Heritage	No new heritage items discovered during the audit period.
Traffic	<p>Rumble grid and high-pressure washing system in place.</p> <p>The tracking of soil / mud to public roads was not observed during the site audit inspection 03/02/2023.</p>
Flora/Fauna	Tree protection, identification, and signage in place. See Photo Log in Appendix G.

3.8. Complaints

The NSW Department of Education – School Infrastructure Complaint Register for the project was viewed online on the 02 February 2023. The complaints register was last updated on the 27 January 2023.

The complaint register identified two complaints received in the audit period.

A complaint was received on 23 November 2022 via email in relation to a bollard on the shared pathway. SINSW responded that the bollard and other safety measures were taken following a road safety audit of the shared pathway, to ensure the safety of all users including pedestrians and cyclists. The shared pathway has been certified as being compliant with Transport for NSW guidelines. The complaint was closed.

A complaint was received on 10 January 2023 via email in relation to signage of shared pathway closure and diversion. SINSW responded that signage related to the closure of the shared pathway and diversion route for cyclists and pedestrians had been updated to provide clarity. No further complaints were received once the signage was changed. Feedback was noted for future closures and diversions. The complaint was closed.

3.9. Incidents

The Project identified one reportable incident during the audit period. Sighted notification to DPE dated 23/11/2022 (Ref DOC22/1190187) reporting an incident that occurred on Sunday 13/11/2022. Collision of two cyclists with a bollard on the shared cycle pathway. The Department of Education was made aware of the incident on 23/11/2022 and in accordance with A25 immediately notified DPE.

Sighted subsequent notification and information in accordance with A26 to DPE dated 30/11/2022 (Ref DOC22/1231032). The report notes that in regard to SSD 103440 Appendix 1 – *‘Written Incident Notification and Reporting Requirements,’* the Department of Education does not foresee further reporting required in accordance

with item 3 and 4 unless required by the Planning Secretary". The Project confirmed during site audit interview on 03/02/2023 that no request from DPE for further information has been received.

Compliance with CoCs A25 and A26 has been demonstrated.

3.10. Site Inspection

A site inspection as part of the audit was undertaken on 03 February 2023. During the site inspection, observations on the project's environmental performance were made and captured by site photos (Appendix G).

Environmental performance was determined to be satisfactory, with appropriate implementation of environmental controls in accordance with developed management plans.

3.11. Site Interviews

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

The site team was questioned on how the project achieves and communicates compliance requirements, responds to, and addresses particular site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

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

3.12. Project Response to Independent Audit Report

Under SSD 10340 CoC C46, the Applicant is required to prepare a response to the Final Independent Audit Report, submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.

4. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 10340 CoC C44.

The audit represents the fourth Independent Audit and has been conducted in accordance with the Independent Audit Post Approval Requirements (2020) and the AS/NZS ISO 19011:2019 – Guidelines for Auditing Management Systems. The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up.

In summary:

- There were 141 CoC assessed
- 95 CoC were assessed as compliant
- 4 non-compliances were identified against the CoC
- 1 observation was identified in relation to update of management plans.

Detailed findings are included in the Audit Protocol in Appendix A and the checklist of mitigation measures from the environmental management plans (Appendix B).

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

The auditor would like to thank the auditees from RP Infrastructure, Lendlease and School Infrastructure NSW for their high level of organisation and assistance during the independent audit.

Appendix A Audit Table

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Conditions of Consent - Modification 1 SSD 10340 Approved 22/12/2021						
Part A - Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to in other CoC in this table. General site environmental controls in accordance with CEMP and sub-plans in place and effective. No evidence of material harm on or offsite was observed during the site inspection.	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment. Compliance demonstrated.			
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and (d) in accordance with the approved plans in the table below: <i>"See consent for list"</i>	Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved. No directions issued by the Planning Secretary.	Compliance with condition has not been demonstrated. Non-compliance: Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	The auditor understands that no written directions have been received from the Planning Secretary to date.	Not triggered.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No project changes documented triggering an accordance or consistency assessment.	Not triggered.			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	DPiE notified on 21/05/21 Commencement of Construction in accordance with Condition B2.	Compliance with condition has been demonstrated.			
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project). Verified through site inspection and interviews 03/02/2023. Achievement demonstrated by findings of this audit.	Compliant.			
Planning Secretary as Moderator						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Project noted during site interview on 03/02/2023 that no resolutions have been provided by the Planning Secretary to date.	Not triggered.			
Evidence of Consultation						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g.: - CoC B18 CTPMSP evidence of consultation with TfNSW. - CoC B21 CSWMP consultation with City of Sydney Council. - CoC B23 Kent Street- Sydney Harbour Bridge Cycleway evidence of consultation with Council and TfNSW.	Compliance with condition has been demonstrated.			
Staging						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A9	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 (unless otherwise agreed to in writing by the Planning Secretary) 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). <i>Note: Works may commence upon the Planning Secretary's approval of a Staging Report and satisfaction of all relevant conditions.</i>	Sighted correspondence demonstrating receipt of lodgement of Staging Report dated 9/04/2021. Sighted request for additional information from DPIE dated 23/04/2021. Additionally information requested by 30/04/2021. Sighted correspondence demonstrating discussion of additional information required dated 28/04/2021. Sighted approval of Staging Report (Rev 4, 28 April 2021) by the Planning Secretary dated 10/05/2020. Sighted Staging Report (Rev 7, 22 September 2021). Rev 7 approved by DPIE on 14 October 2021. Sighted current Staging Report (Rev 8, 14/02/2022) on Project website.	Compliance with condition has been demonstrated.			
A10	Should the staging of the project (for construction or operation) change from that set out in a Staging Report approved under condition A9, a revised Staging Report must be submitted to the satisfaction of the Planning Secretary.	Sighted Staging Report (Rev 8, 14/02/22). Sighted letter dated 25/03/22 (REF: SSD-10340-PA-37) DPE approval of Revised Staging Report Version 8 dated 14/02/22.	Compliance with condition has been demonstrated.			
A11	A Staging Report prepared in accordance with condition A9 or A10, must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Requirements of (a) is included in Section 2 Staging of Staging Report (Rev 8). (b) staging of operation is not proposed - not triggered. (c) Section 4 Condition Compliance. (d) Referenced in Section 5 Management of Cumulative Impacts.	Compliance with condition has been demonstrated.			
A12	Where a Staging Report is approved under conditions A9 or A10, the project must be staged in accordance with the latest Staging Report approved by the Planning Secretary.	Project confirmed during site interviews on 03/02/2023 that Stages 1, 2, 3 and 5 works are underway in accordance with Staging Report (Rev 8, 14/02/22). Stage 4 works are yet to commence. Works onsite appear to align to the staging report.	Compliance with condition has been demonstrated.			
A13	Where construction or operation is being staged in accordance with a Staging Report approved under conditions A9 or A10, 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 latest Staging Report approved by the Planning Secretary.	Sighted Staging Report (Rev 8, 14/02/22). Rev 8 approved by DPE on 25/03/22 (DPE approval letter dated 25/03/22 REF: SSD-10340-PA-37). C37:C39	A Staging Report was prepared and submitted prior to staging. The Staging Report was approved by the Department. The Staging Report was updated (see CoC A10) and approved by DPE on 25/03/22. Works observed on site appear to align with the staging report. Interviews on 03/08/2023 Project stated Stage 4 works yet to commence.			
Staging, Combining and Updating Strategies, Plans, Programs or Drawings						
A14	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Sighted Staging Report (Rev 08, 14/02/22). Rev 8 approved by DPE on 25/03/22 (DPE approval letter dated 25/03/22 REF: SSD-10340-PA-37).	Whilst the works have been staged, the plans, strategies and programs themselves are not staged. Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above.	As above.			
A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	As above.	As above.			
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above.	As above.			
Structural Adequacy						
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Structural drawings have been prepared by a structural engineer and submitted to the Certifier. Sighted Group DLA CC Checklist - Stage 2 CC dated 11/11/2021 Rev C, B4 Structural Drawings has been closed (accepted) by the Certifier. See B4.	Compliance with condition has been demonstrated.			
External Walls and Cladding						
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted Certifier issue of Stage 5 BCA Design Statement (Crown Certificate) dated 11/04/22. Sighted submission to DPE dated 13/04/22 (DOC22/317076) confirming Certifier acceptance on 11/04/22 that the external walls and cladding comply with the BCA.	Compliance with condition has been demonstrated.			
Applicability of Guidelines						
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans appear to refer to the relevant guidelines and policies.	Compliance with condition has been demonstrated.			
A21	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.	The Project stated during site audit interview 03/02/2023 that there were no directions issued by Secretary.	Not triggered.			
Monitoring and Environmental Audits						
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Procedural condition. This Audit has been conducted in accordance with the Department's Independent Audit Post Approval Requirements (2020).	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
Access to Information						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Reviewed applicant's website on 03/02/2023 https://www.schoolinfrastructure.nsw.gov.au/projects/ff-fort-street-public-school.html#category-reports . Documents available include: - Development Consent (A23) - Approved plans (A2) - Complaints Register - CEMP Rev E dated 29/06/22 (B17) - CTPMP (B18) - CWMP (B20) - CSWMP (B21) - Community Communication Strategy (B12) - Staging Report (Rev 8 14/02/2022) (A9) - Independent Audit #3 (C46) - Proponents Response to Independent Audit Findings #3 (C46) - Driver Code of Conduct (B22) Contact details are provided for feedback and enquiries. Complaints register (last updated 27/01/2023) is accessible for review. The auditees advised during site interviews 03/02/2023 that there have been no directions from the Secretary.	Compliance has not been demonstrated.			
Compliance						
A24	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.	Sighted Fort Street Public School CEMP Construction Stage 1 to 5 (ref: 20629_CEMP_FSFS_Revision E) (LendLease 29/06/22) Section 4.5 identifies: - To ensure that this CEMP is effectively implemented, each level of management is responsible for ensuring that all personnel reporting to them are aware of the requirements of this CEMP. - The Construction Manager will coordinate the environmental training. - All personnel (including sub-contractors) are required to attend a compulsory site induction that includes an environmental component prior to commencement on-site. - The EHS Coordinator (or delegate) will conduct the environmental component of the site inductions. - A record of all inductions will be maintained and kept on-site. - Toolbox talks are used to ensure environmental awareness continues throughout construction. Sighted Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023. The site induction includes details from the consent relevant to the works being carried out including delivery routes, truck travel plan with the entry and exit route highlighted, approved construction hours, heritage, unexpected finds, noise and vibration and air quality/emissions.	Compliance with this condition has been demonstrated.			
Incident Notification, Reporting, Response						
A25	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.	Sighted notification to DPE dated 23/11/2022 (Ref DOC22/1190187) reporting an incident that occurred on Sunday 13/11/2022. Collision of two cyclists with bollard. Department of Education was made aware of the incident 23/11/2022 and in accordance with A25 immediately notified DPE.	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Sighted subsequent notification and information in accordance with A26 to DPE dated 30/11/2022 (Ref DOC22/1231032). Collision of two cyclists with bollard. Report notes 'in regard to the Appendix – 'Written Incident Notification and Reporting Requirements,' the Department of Education does not foresee further reporting required in accordance with item 3 and 4 unless required by the Planning Secretary". Project confirmed during site interview 03/02/2023 no request from DPE for further information.	Compliance with condition has been demonstrated.			
Non-Compliance Notification						
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<p>Sighted notification to DPE dated 04/11/2022 (Ref DOC22/1092223) reporting a non-compliance (reported under A27 & A28) with CoC C4 of the development consent. Tree removal works occurred on 25 and 26 November 2022 outside the prescribed construction hours in CoC C4. Department of Education became aware of the non-compliance on 31/11/2022 and notified the DPE on 04/11/2022. Non-compliance noted as closed.</p> <p>Sighted notification to DPE dated 03/02/2023 (Ref DOC23/214659) reporting a non-compliance (reported under A27 & A28) with CoC A2 of the development consent. Non-compliance occurred October 2022. Department of Education became aware of the non-compliance on 11/01/2023 and notified the DPE on 03/02/2023. Non-compliance noted as closed.</p> <p>Sighted notification to DPE dated 03/02/2023 (Ref DOC23/214657) reporting a <i>potential</i> non-compliance (reported under A27 & A28) with CoC E20 of the development consent. Non-compliance occurred 16/12/2022. Department of Education became aware of the non-compliance on 21/12/2022 and notified the DPE on 03/02/2023. Project has sought clarification from DPE in respect to 'safety protection structures' required to be addressed by the Condition noting Lendlease have advised the installation is as per the SSDA Design with no changes required. Non-compliance remains open pending DPE response.</p>	<p>Non-compliance: Notification to DPE dated 03/02/2023 (Ref DOC23/214659) reporting a non-compliance with CoC A2 and notification dated 03/02/2023 (Ref DOC23/214657) reporting a non-compliance with CoC E20 both occurred outside the 7 day notification period prescribed in CoC A27.</p> <p>Observation: For notification to DPE dated 04/11/2022 (Ref DOC22/1092223) the notification date (04/11/2022) occurred prior to the identified non-compliance (25 and 26 November 2022). Project advised 09/03/2022 via email that the notification date was correct but the non-compliance occurred 25 and 26 October 2023. Project to send clarification to DPE.</p>			
A28	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.	<p>Notification to DPE dated 04/11/2022 (Ref DOC22/1092223) identifies the requirements prescribed in CoC A28.</p> <p>Notification to DPE dated 03/02/2023 (Ref DOC23/214659) identifies the requirements prescribed in CoC A28.</p> <p>Notification to DPE dated 03/02/2023 (Ref DOC23/214657) identifies the requirements prescribed in CoC A28.</p>	Compliance with condition has been demonstrated.			
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	For information.	NA.			
Revision of Strategies, Plans and Programs						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A30	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A26; (c) the submission of an Independent Audit under condition C44 or C45; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>(a) not triggered. (b) An incident report was submitted to the Department on 30/11/2022 in accordance with A26 triggering the requirements under A30 (b). A revision of the strategies, plans and programs is required by 28/02/2023. (c) Sighted notification from SINSW to DPE dated 12/10/2022 (DOC22/978440) that following the submission of the Independent Audit to the Department on 21/09/2022, that a review is being undertaken in accordance with A30. Sighted Aconex (RPA-GCOR-002044) dated 12/10/2022 notifying the Certifier that a review was being undertaken in accordance with A30. (d) SSD-10340-Mod-1 granted by DPIE on 22 December 2021. Sighted Aconex (REF LL-RFI-000976) dated 07/04/2022 stating: <i>Please note Highlighted are still outstanding. Most are around the CEMP which LLB is in the midst of completing a page by page review.</i> (e) Not triggered.</p>	<p>Compliance with A30 (d) has not been demonstrated.</p> <p>Non-compliance The strategies, plans and programs have not been reviewed within 3 months of the approval of SSD-10340-Mod-1 granted by DPIE on 22 December 2021. Sighted Aconex (REF LL-RFI-000976) dated 07/04/2022 confirming review still underway. Reference Section 1.2 of the CEMP "Satisfy the conditions of consent SSD-10340 for the Fort Street Public School, Upper Fort Street, Millers Point dated 7 October 2020". There is no reference to the approved SSD-10340 Modification 1 in the CEMP.</p>			
A31	<p>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.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Section 2.5 Timing of Activities of the CEMP (Construction Stage 1 to 5 ref: 20629_CEMP_FSPS_Revision E, LendLease 29/06/22) has been updated to reflect the current approved Staging Report (Rev 8, 14/02/22).</p> <p>SSD 10340 MOD 1: Design changes to buildings, including relocation of the lift from the Meteorology Building to Building J and new trafficable rooftop above Building J, amendment to landscape design, external lighting, stormwater management system and access arrangements including changes to the Bradfield Services Tunnel Building, Upper Fort Street width and drop-off and pick-up arrangement.</p> <p>Sighted Aconex (Reference Number:LL-RFI-000976) dated 07/04/2022 confirming that a review is underway: <i>Please note Highlighted are still outstanding. Most are around the CEMP which LLB is in the midst of completing a page by page review.</i></p> <p>Project confirmed site interview 03/02/2022 no directions issued by the secretary.</p>	<p>Compliance has been demonstrated.</p>			
Compliance Reporting						
A32	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>	<p>Project to comply with Compliance Reporting and Post Approval Requirements (CRPAR) 2020 (DPIE May 2020). Under CRPAR 2020, construction compliance reports are not required. The first compliance report due is the Operation Compliance Report.</p>	<p>Not triggered.</p>			
A33	<p>Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.</p>	<p>NA.</p>	<p>NA.</p>			
A34	<p>The Applicant must make each Compliance Report publicly available a minimum of 60 days and maximum of 90 days after submitting it to the Planning Secretary.</p>	<p>NA.</p>	<p>NA.</p>			
A35	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.</p>	<p>NA.</p>	<p>NA.</p>			
Part B - Prior to Commencement of Construction						
Rooftop Design and Equipment						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B1	<p>Prior to the commencement of the relevant works the following must be prepared by a suitably qualified and experienced heritage consultant in consultation with Heritage NSW and be submitted to the Certifier:</p> <p>(a) detailed drawings and specifications for the attachment of the photovoltaic panels to the roof of the Fort Street Public School Building; and</p> <p>(b) detailed drawings, specifications, colours and materials of the lift overrun, mechanical plant enclosures and raised walkways proposed on the Meteorology Building and Buildings H and J.</p> <p>(c) detailed drawings, specifications, colours and materials of the lift overrun, enclosed stair and balustrade proposed on the rooftop of Building J in accordance with the following requirements:</p> <p>i) the lowest height possible for each structure while also complying with the applicable standards and guidelines;</p> <p>ii) glazing with the highest possible transparency while also complying with the applicable standards and guidelines; and</p> <p>iii) glazing with an external reflectivity which complies with the limit set out in the Reflectivity Statement Fort Street Public School, Section 4.55(2) Modification Application (SSD-10340) prepared by Arup and dated 8 November 2021.</p>	<p>Sighted Fort Street Public School Condition of Consent - Response Rooftop Design and Equipment 17/08/21 Rev 02.</p> <p>(a) Sighted consultation record with Heritage NSW dated 31/08/2021 stating Heritage NSW does not require any further information or discussion.</p> <p>(b) Lift was moved out from the MET and repositioned within the new adjacent Building J envelop, to the immediate south via Modification. Not Triggered.</p> <p>(c) Works not yet commenced. Not Triggered.</p> <p>Sighted Group DLA CC Checklist - Stage 2 CC dated 11/11/2021 Rev C, from Certifier stating B1 requirements pushed back to later stage via updated and approved staging report.</p>	Compliance with this condition has been demonstrated.			
Notification of Commencement						
B2	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.	<p>Sighted receipt of lodgement of notification of construction commencement to DPIE, dated 21/05/2021.</p> <p>Sighted acknowledgement of lodgement of notification of construction commencement to DPIE, dated 26/05/2021.</p> <p>Sighted letter from SINSW dated 21/05/21 to DPIE notifying commencement of construction identified as 14/06/2021.</p>	Compliance with this condition has been demonstrated.			
B3	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.	<p>Sighted receipt of lodgement of notification of Stage 1 construction commencement to DPIE, dated 21/05/2021.</p> <p>Sighted acknowledgement of lodgement of notification of Stage 1 construction commencement to DPIE, dated 26/05/2021.</p> <p>Sighted correspondence (Post Approval Form_20220408011626) to DPE dated 08/04/22 notifying Stage 5 will commence 11/04/22.</p> <p>Sighted notification to DPE dated 12/10/2022 (REF DOC22/978434) commencement of Stage 4 on 17/10/2022 in accordance with B3. Project noted in site interview 03/02/2022 that Stage 4 works have not commenced and that DPE will be re-notified closer to Stage 4 works commencement date.</p>	Compliance with this condition has been demonstrated.			
Certified Drawings						
B4	Prior to the commencement of construction (excluding earthworks and demolition), 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.	Sighted Group DLA CC Checklist - Stage 2 CC dated 11/11/2021 Rev C, B4 Structural Drawings has been closed (accepted) by the Certifier.	Compliance has been demonstrated.			
External Walls and Cladding						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B5	Prior to the commencement of construction (excluding earthworks and demolition), the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>Sighted letter from SINSW dated 21/05/21 to DPIE notifying commencement of construction identified as 14/06/2021.</p> <p>Sighted correspondence from Certifying Authority (Group DLA) dated 11/11/2021 stating "Thermal Break Material to be detailed and Test report to AS 1530.1 to confirm non-combustible outstanding to close this condition out".</p> <p>Project advised Certifier this applies to Stage 5 works under updated Staging Plan. Sighted correspondence (Post Approval Form_20220408011626) to DPE dated 08/04/22 notifying Stage 5 will commence 11/04/22. Sighted Certifier issue of Stage 5 BCA Design Statement (Crown Certificate) dated 11/04/22.</p> <p>Sighted submission to DPE dated 13/04/22 (DOC22/317076) confirming Certifier acceptance on 11/04/22 that the external walls and cladding comply with the BCA.</p>	Compliance has been demonstrated.			
Protection of Public Infrastructure						
B6	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report, with photographic recordings, identifying the condition of all public infrastructure in the vicinity of the site (including the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs); (c) submit a copy of the dilapidation report, signed by the Applicant and the photographer, to the Planning Secretary, Certifier and Council.	<p>Sighted evidence of dilapidation report issue to City of Sydney Council, dated 28/04/2021.</p> <p>Sighted evidence of dilapidation report lodgement to DPIE, dated 7/06/2021.</p> <p>Sighted Aconex dated 19/04/21 to certifier from Lendlease including transmission of signed dilapidation report.</p> <p>Sighted correspondence from DPIE identifying receipt of dilapidation report and advice that Department has no further comments at this time, dated 9/06/2021.</p>	Compliance has been demonstrated.			
Pre-Construction Dilapidation Report						
B7	Prior to the commencement of construction, or an alternative timing as approved by the Planning Secretary, the Applicant must submit a pre-commencement dilapidation report to Council, Heritage NSW and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	<p>Sighted evidence of dilapidation report issue to City of Sydney Council, dated 28/04/2021.</p> <p>Sighted evidence of dilapidation report issue to Heritage NSW, dated 19/04/2021.</p> <p>Sighted Aconex dated 19/04/21 to certifier from Lendlease including transmission of signed dilapidation report.</p>	Compliance has been demonstrated.			
Protection of Survey Infrastructure						
B8	Prior to the commencement of construction, a statement prepared by a surveyor registered under the Surveying and Spatial Information Act 2002 must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any permanent marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the NSW Land Registry Services.	<p>Sighted a copy of correspondence submitting surveyors statement to Council on 26/05/2021.</p> <p>Surveyors statement verifies that survey was carried out in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure and a "Plan of Survey Information" has been lodged at NSW Land Registry Services.</p> <p>Sighted plan registration with NSW Land Registry Services, dated 16/06/2021.</p> <p>Sighted correspondence from City of Sydney Council affirming satisfaction with evidence provided for the purposes of B8, dated 3/06/2021.</p>	Compliance has been demonstrated.			
Preservation of Survey Marks						
B9	At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark, contact must be made with the Council's Project Manager Survey / Design Services / Senior Surveyor to arrange for the recovery of the mark. All works in Council's streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box).	<p>Surveyors statement verifies that the preservation of survey marks within Council streets has been addressed in the lodged plan (B8 above).</p> <p>Sighted correspondence from City of Sydney Council affirming satisfaction with evidence provided for the purposes of B9, dated 3/06/2021.</p>	Compliance has been demonstrated.			

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B10	<p>Prior to the commencement of construction, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.</p> <p><i>Note: The replacement of any permanent survey mark removed or damaged must be in accordance with the Council's Schedule of Fees and Charges (Reinstatement of Survey Box).</i></p>	<p>Surveyors statement confirms that there are no permanent surveys marks (SSMs or PMs) within the construction area impacted by the development.</p> <p>Sighted correspondence from City of Sydney Council affirming satisfaction with evidence provided for the purposes of B10, dated 3/06/2021.</p>	Compliance has been demonstrated.			
Site Auditor						
B11	<p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	<p>Sighted minor professional services agreement, engaging Senversa on 5/8/2021. Initial site visit complete. Will reinspect when site surface works are complete.</p>	Compliance has been demonstrated.			
Community Communication Strategy						
B12	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<p>Sighted receipt of lodgement of Community Communication Strategy, dated 29/04/2021.</p> <p>a) Section 4 Stakeholders b) Sections 4, 5 & 6 c) Section 3 d) Sections 3, 4, 5 & 7</p> <p>Sighted copies of Fort Street Public School (FSPS) & Observatory Hill Stakeholder Working Group Meeting minutes dated 17/10/2022 and 12/12/2022.</p>	Compliance has been demonstrated.			
Ecologically Sustainable Development						
B13	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Sighted DPIE acceptance of alternative ESD Certification Process, dated 25/02/2021.</p>	Compliance has been demonstrated.			
Outdoor Lighting						
B14	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Sighted Electrical Services Design Certificate (Stantec, 28 September 2021).</p> <p>Sighted submission of evidence to Certifier on 11 November 2021.</p> <p>Sighted Group DLA CC Checklist - Stage 2 CC dated 11/11/2021 Rev C, B14 Outdoor Lighting has been closed (accepted) by the Certifier.</p>	Compliance has been demonstrated.			
Demolition						

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B15	Prior to the commencement of demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Sighted Demolition Control Plan (SalCorp Civil, Rev 1.1, dated 8/06/2021). Sighted BCA Design Compliance Statement (Crown Certificate) for Stage 1 Demolition, (Group DLA, dated 10/06/2021). Sighted receipt of lodgement of the following documentation to DPIE on 11/06/2021; - Demolition – Contractor Submission to the Certifier (Email dated 04.06.21) - Demolition Control Plan (SalCorp Civil, Rev 1.1, dated 8/06/2021) - Statement of Compliance with safety requirements of AS 2601-2001 - The Demolition of Structures (Standards Australia, 2001) - Engineer's Design Services Advice.	Compliance has been demonstrated.			
Environmental Management Plan Requirements						
B16	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note:</i> - The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval - The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Procedural note - Planning Secretary has not waived any requirements.	Not triggered.			
Construction Environmental Management Plan						
B17	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (f) Construction Noise and Vibration Management Sub-Plan (see condition B19); (g) Construction Waste Management Sub-Plan (see condition B20); and (h) Construction Soil and Water Management Sub-Plan (see condition B21).	Sighted copy of submitted CEMP (Lendlease, Rev D, dated 30/04/2021). Sighted receipt of CEMP lodgement from DPIE on 19/05/2021. Sighted evidence of submission of CEMP Rev D to the Certifier dated 10/05/2021. Sighted most recent version of CEMP (Construction Stage 1 to 5 ref: 20629_CEMP_FSPS_Revision E, LendLease 29/06/22)	Compliance has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B18	<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> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and the Sydney Coordination Office within TfNSW;</p> <p>(c) be submitted to the Coordinator General, Transport within TfNSW for endorsement, unless otherwise agreed to in writing by the Planning Secretary;</p> <p>(d) include details of:</p> <p>(i) crane arrangement including the location of any crane(s);</p> <p>(ii) commitment to providing the site manager's direct contact number to business adjoining or impacted by the construction work, the Transport Management Centre and the Sydney Coordination office within TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access in real time;</p> <p>(iii) the predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;</p> <p>(iv) specific measures to ensure the arrival of construction vehicles to the site do not cause queuing on public roads;</p> <p>(v) a monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site;</p> <p>(vi) measures to avoid construction worker vehicle movements within the Sydney Central Business District;</p> <p>(vii) cumulative construction impacts of projects including Sydney Metro City and South West with reference to the construction traffic and pedestrian management plans for developments within or around the development site to ensure that coordination of work activities is managed to minimise impacts on the surrounding road network;</p> <p>(viii) the measures that are to be implemented to ensure road safety and network</p>	<p>Sighted copy of CTPMSP (Rev A, ARUP, 21/04/2021). Relevant consultation with is contained within Appendix B of the report. Appendix C contains the CV of the reports author.</p> <p>Sighted receipt of CTPMSP lodgement from DPIE on 19/05/2021.</p> <p>Sighted correspondence from DPIE identifying no comments on the document at this time, dated 26/05/2021.</p> <p>Sighted correspondence with TfNSW identifying that the Coordinator General Transport within TfNSW position ceased to exist the year prior and that it is now Executive Director Customer Journey Planning approval that is required (12/05/2021).</p> <p>Sighted correspondence demonstrating engagement and consultation with Council and TfNSW (12/03/2021- 25/03/2021).</p> <p>Sighted email from TfNSW dated 16/04/21 stating "I appreciate you sending through this latest version, we have no changes to CTPMSP."</p>	Compliance has been demonstrated.			
B19	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) identify the following:</p> <p>(i) noise and vibration objectives in the EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(ii) each work area, site compound and access route (private and public);</p> <p>(iii) specific activities that will be carried out and associated noise sources at the premises and access routes;</p> <p>(iv) high noise generating works, including location; and</p> <p>(v) potentially affected sensitive receivers;</p> <p>(c) an assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified;</p> <p>(d) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(e) where the noise and vibration objectives are predicted to be exceeded an analysis of feasible and reasonable noise and vibration mitigation measures that can be implemented to reduce construction noise and vibration impacts;</p> <p>(f) describe the measures to be implemented to manage the high noise generating works identified, in close proximity to sensitive receivers;</p> <p>(g) include strategies that have been developed with the community for managing the identified high noise generating works;</p> <p>(h) describe the community consultation undertaken to develop the strategies in condition B19(g);</p> <p>(i) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(j) include a program to monitor and report on the impacts and environmental performance</p>	<p>Sighted a copy of the CNVMMP (Stantec, Rev 005, 28/04/2021).</p> <p>Sighted receipt of CNVMSP lodgement from DPIE dated 19/05/2021.</p> <p>Sighted CV of CNVMSP author.</p> <p>Sighted Fort Street Public School (SSD 10340): Submission of Construction Noise and Vibration Management Sub Plan in accordance with Condition B19. Condition Satisfaction Table was provided for review and it details what section of the CNVMSP (Stantec, Rev 005, 28/04/2021) addresses condition item B19.</p>	Compliance has been demonstrated.			
B20	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	<p>Sighted a copy of the CWMSWP (Lendlease, Rev 3, dated 5/11/2020).</p> <p>Sighted receipt of CWMSWP lodgement from DPIE dated 19/05/2021.</p> <p>Sighted Fort Street Public School (SSD 10340): Submission of Construction Waste Management Sub Plan in accordance with Condition B20. Condition Satisfaction Table was provided for review and it details what section of the CWMSWP (Lendlease, Rev 3, dated 5/11/2020) addresses condition item B20.</p>	Compliance has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B21	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (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); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.	Sighted a copy of the CSWMSP (JBS&G, Rev 6, dated 30/09/21). Sighted receipt of CSWMSP lodgement from DPIE dated 19/05/2021. Sighted copies of authors' CVs. Consultation with City of Sydney Council is contained within Appendix D of the CSWMSP. Sighted Fort Street Public School (SSD 10340): Submission of Construction Soil and Water Management Plan in accordance with Condition B21. Condition Satisfaction Table was provided for review and it details what section of the CSWMSP (JBS&G, Rev 4, dated 1 July 2021) addresses condition item B21.	Compliance has been demonstrated.			
B22	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Sighted a Driver Code of Conduct on the Project website dated 31/10/2022 Rev 1. Document references the requirements of B22 and states that " <i>This Document is given to each Truck Driver when entering or leaving site to satisfy the compliance to SSD Condition B22</i> ".	Compliance has been demonstrated.			
Kent Street- Sydney Harbour Bridge Cycleway						
B23	Prior to the commencement of construction and site establishment works (including the establishment of temporary site offices), the Applicant must develop detailed plans for the diversion of the Kent Street-Sydney Harbour Bridge cycleway during construction in consultation with Council, Bicycle NSW and TfNSW and submit the details to the Certifier. The plans must: (a) provide evidence of consultation with Council, Bicycle NSW and TfNSW in the design of the diversion; (b) include a map which details the diverted cycle route from Kent Street to the Sydney Harbour Bridge; (c) identify sections of the diverted route which will be shared by pedestrians and/or drivers; (d) identify and detail safe-making measures along the diversion route such as street signage for wayfinding, street lighting, etc.; (e) identify and details measures to minimise conflicts between cyclists and construction vehicles associated with this development; (f) detail measures to set out procedures and mechanisms through which the community can discuss or provide feedback to the Applicant; and (g) commit to a biennial monitoring and review program in consultation with TfNSW until six months prior to the commencement of operation or until the Sydney Harbour Bridge cycleway upgrade works are complete, whichever comes first.	Sighted BCA Design Compliance Statement (Crown Certificate) for Stage 1 Demolition (Group DLA, dated 10/06/2021). Sighted Aconnex correspondence to Certifier dated 07/04/21 issuing cycleway diversion plans. Sighted email detailing consultation with TfNSW dated 21/01/2021 through 11/02/2021.	Compliance has been demonstrated.			
B24	The diversion must be put in place prior to the commencement of construction and site establishment works (including the establishment of temporary site offices).	Cycleway diversion confirmed in place at site audit inspection 03/02/2023.	Compliance has been demonstrated.			
B25	Prior to commencement of construction, the Applicant must consult with TfNSW regarding the potential to coordinate and for TfNSW to undertake the Sydney Harbour Bridge cycleway upgrade work in conjunction with the school redevelopment work approved as part of this consent. Evidence of consultation must be provided to the Certifier. Consultation should continue as required until the Sydney Harbour Bridge cycleway upgrade is completed.	Sighted BCA Design Compliance Statement (Crown Certificate) for Stage 1 Demolition (Group DLA, dated 10/06/2021). Sighted email detailing consultation with TfNSW dated 21/01/2021 through 11/02/2021. Sighted correspondence Lendlease to Certifier dated 28/04/2021 identifying consultation records to be issued to Certifier by 30/04/2021. Sighted email Certifier to Lendlease not identifying any outstanding requirements re B25.	Compliance has been demonstrated.			
Construction Parking						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B26	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Sighted copy of CTPMSP (Rev A, ARUP, 21/04/2021). No direct reference to the requirements of B26. Section 7.2 states "Queuing or marshalling of trucks will only occur in designated and agreed locations." Sighted Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023. Slide 17 references "Restrictions on access to protection zones including material storage, vehicle parking, excavation and other works". Site inspection 03/02/2023 did not note any heavy vehicles associated with the project parked in adjacent public streets.	Compliance has been demonstrated.			
B27	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of travel arrangements for construction workers in order to avoid parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Sighted submission of Construction Worker Transportation Strategy to DPIE dated 19/05/2021. Section 4.7 of the CEMP contains the Construction Worker Transportation Strategy. Sighted Aconex transmission dated 07/04/21 identifying transmission of CTPMSP to the Certifier. CEMP (Rev D) and relevant sub plans transmitted 10/05/21.	Compliance has been demonstrated.			
Operational Noise – Design of Mechanical Plant and Equipment						
B28	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Assessment Report, prepared by ARUP dated 20 December 2019, into the detailed design of all mechanical plant and equipment, including mechanical ventilation equipment, public address systems, bells and alarms and other audible communication devices. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Assessment Report, prepared by ARUP and dated 20 December 2019.	Sighted Acoustics Detailed Design Report (Rev 007, Stantec, 21/01/2022). Sighted Noise and Vibration Assessment Report (Rev B, Arup, 20/12/2019). Sighted Noise Mitigation Design Certificate (Stantec, 26/08/2021). Sighted Aconex dated 07/04/22 (GroupDLA-SI-000020) from Certifier confirming satisfaction with Condition B28 requirements.	Compliance has been demonstrated.			
Air Quality and Noise Intrusion						
B29	Prior to the commencement of construction (excluding earthworks and demolition), the Applicant must provide evidence to the satisfaction of the Certifier that: (a) the proposed building design, including facade, complies with the recommendations of the Noise and Vibration Assessment Report, prepared by ARUP dated 20 December 2019; (b) windows to learning areas would be non-opening; and (c) the design of mechanical ventilation systems complies with the recommendations of the Air Quality Assessment prepared by Arup and dated 18 March 2020.	Sighted Acoustics Detailed Design Report (Rev 007, Stantec, 21/01/2022). Sighted Noise and Vibration Assessment Report (Rev B, Arup, 20/12/2019). Sighted Noise Mitigation Design Certificate (Stantec, 26/08/2021). Sighted Aconex dated 07/04/22 (GroupDLA-SI-000020) from Certifier confirming satisfaction with Condition B29 requirements.	Compliance has been demonstrated.			
Nominated Heritage Consultant						
B30	Prior to the commencement of construction, a suitably qualified and experienced heritage consultant must be nominated to be engaged throughout the construction (including earthworks and demolition) of the project. The heritage consultant should provide input into the detailed design, provide heritage information to the site manager to impart on all construction workers and oversee the construction works (including earthworks and demolition) to minimise impact on items of state and local heritage on the site.	Sighted confirmation of engagement of Heritage and Archaeology Consultancy Services: - Heritage Archaeology: Curio Projects Pty Ltd dated 23/02/2021. - Heritage Architect: Purcell	Compliance has been demonstrated.			
Historical Archaeological Management						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B31	Prior to any excavation works that may disturb archaeological 'relics', the Applicant must nominate a suitably qualified Excavation Director who complies with the Heritage Council of NSW's Criteria for Assessment of Excavation Directors (2019) to oversee and advise on matters associated with historic archaeology and advise the Department and Heritage NSW. The archaeologist must meet the criteria for the proposed activity and significance level. The Excavation Director must be present to oversee the excavation and advise on archaeological issues. The Excavation Director must be given the authority to advise on the duration and extent of oversight required to ensure that archaeological 'relics' are recorded to an adequate standard. Details of the Excavation Director must be provided to Heritage NSW and the Planning Secretary.	Sighted submission of Excavation Director details to DPIE dated 05/03/2021. Sighted letter from Heritage NSW dated 28/01/2021 (Ref: DOC20/1061833) confirming acceptance of Excavation Director under B31.	Compliance has been demonstrated.			
B32	Prior to any excavation works that may disturb archaeological 'relics', the Applicant must prepare an Archaeological Research Design and Excavation Methodology in consultation with Heritage NSW to monitor and manage archaeological remains on the site. The Archaeological Research Design and Excavation Methodology must be submitted to the satisfaction of the Planning Secretary and a copy of the approved Archaeological Research Design and Excavation Methodology provided to Heritage NSW.	Sighted email from DPIE dated 12/05/2021 confirming receipt of revised Archaeology Research Design and Excavation Methodology (Condition B32). DPIE approval confirmed on 12/05/21. Sighted letter from Heritage NSW dated 28/01/2021 (Ref: DOC20/1061833) confirming ARD, version 3 is considered satisfactory.	Compliance has been demonstrated.			
Archival Photographic Documentation						
B33	Prior to the commencement of demolition works, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of the external and internal areas of the heritage items on site (including the Fort Street Public School Building, the Meteorology Building and the Messenger's Cottage) and all other items of heritage significance on the site identified in the Heritage Impact Statement prepared by Curio Projects Pty Ltd dated March 2020 must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. The record must include the site's setting on Observatory Hill and views from key vantage points.	No photographic archival record of the external and internal areas of the heritage items on site (including the Fort Street Public School Building, the Meteorology Building and the Messenger's Cottage) and all other items of heritage significance on the site was provided to verify compliance. Sighted correspondence from Lendlease to Root Partnerships 25/02/2021 with an attachment referencing Fort Street Public School-Photographic Archival Reporting by Curio Projects Pty Ltd (15/02/2021). Sighted email dated 06/05/2021 from Lendlease to Root Partnerships referencing revised archival recording by Curio Projects. Sighted amended final report Fort Street Photo Archival Recording, Curio Projects dated 06/05/2021. Sighted letter from DPIE to SINSW dated 11/05/2021 providing an extension of time due to health and safety restrictions on access to the MET Building until the building can be made safe. Letter from SINSW dated 10/06/2021 to Heritage NSW (REF: DOC 21/463377). Notification of the extension approved by DPIE. Sighted submission of Archival Recording for MET building to DPIE.	Compliance has been demonstrated.			
B34	The photographic archival record prepared under condition B33 must be updated (at least every 4 months from the commencement of construction, or otherwise advised in writing by the nominated heritage consultant, or alternative timing as agreed to in writing by the Planning Secretary) to record any major construction changes which have the potential to impact the site's setting on Observatory Hill and views from key vantage points.	Sighted approval of timing extension to complete Photographic Archival Recording from DPIE on 9/11/2021. Extension granted to 12 May 2022. Sighted Photo Archival Recording- Phase 2 (Rev 2, Curio Projects, 11 October 2021). Sighted submission Photo Archival Record for Phase 2/ MET Building to DPIE . Works ongoing.	Compliance has been demonstrated.			
B35	Within 12 months of completing the archival recording prepared under conditions B33 and B34, a digital copy must be provided to Heritage NSW and Council.	NA timing has not lapsed.	Not triggered.			
Biodiversity						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B36	Prior to the commencement of vegetation clearing, the class and number of species credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Sighted biodiversity offset calculator totalling \$4,769.91 (calculated on 26/04/2021) for 2 x Magenta Lilly Pilly. Sighted completed application form 'Application for payment into the Biodiversity Conservation Fund for an offset obligation in NSW' submitted 26/04/2021. Sighted tax invoice for payment into the biodiversity conservation trust dated 14/05/2021. Sighted confirmation email and certificate dated 28/05/2021 from NSW Biodiversity Conservation Trust that demonstrates biodiversity credit obligation has been met.	Compliance has been demonstrated.			
B37	The requirement to retire credits in condition B36 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.	Sighted completed application form 'Application for payment into the Biodiversity Conservation Fund for an offset obligation in NSW' submitted 26/04/2021. Sighted tax invoice for payment into the biodiversity conservation trust dated 14/05/2021.	Compliance has been demonstrated.			
B38	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B36 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	Sighted confirmation email from DPIE dated 24/05/2021 acknowledging receipt of the Retirement of Biodiversity Offset Credits B38 for the Fort Street Public School.	Compliance has been demonstrated.			
B39	Prior to the commencement of demolition works, microbat surveys must be undertaken by a suitably qualified person in accordance with the recommendations of Section 2.2.4 of the Biodiversity Development Assessment Report.	Sighted Microbat Survey Letter Report from Eco Logical dated 14/01/2021 (REF: 20SYD-17542).	Compliance has been demonstrated.			
B40	If the surveys undertaken under condition B39 identify the presence of microbats, species credit requirements must be calculated in accordance with the Biodiversity Assessment Method.	Microbat Survey Letter Report from Eco Logical dated 14/01/2021 (REF: 20SYD-17542) concluded: - No microbats were observed during emergence surveys. - As a result of the targeted survey, species credits calculations or payments (as referenced in B40-43) are not required in accordance with the BAM. - Given that microbats were not identified as roosting within the building, the preparation of a microbat management plan is not required.	Not triggered.			
B41	Prior to the commencement of demolition works, any class and number of species credits calculated in accordance B40 must be retired to offset the residual biodiversity impacts of the development.	See B40.	Not triggered.			
B42	The requirement to retire species credits in condition B41 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.	See B40.	Not triggered.			
B43	Evidence of the retirement of species credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B41 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	See B40.	Not triggered.			
Tree Protection						
B44	Prior to the commencement of any works that impact Tree No. 16 and Tree No. 20 (as identified in the Arboricultural Development Impact Assessment Report prepared by Birds Tree Consultancy dated 11 September 2020), the Applicant must: a) engage a Level 5 (Australian Qualification Framework) arborist to undertake an evaluation to determine the methods and measures required to retain Tree No. 16 and Tree No. 20; and b) submit a report documenting the findings of the evaluation to the satisfaction of the Planning Secretary that includes methods and measures to retain the trees.	Sighted confirmation to DPIE dated 07/07/2021 that a review of the Arboricultural Development Impact Assessment Report, Rev F approved under Condition B44 & B45 Tree Protection on 12 March 2021, has been undertaken. Sighted confirmation from DPIE dated 12/03/2021 that the requirements of Conditions B44 and B45 have been met.	Compliance has been demonstrated.			
B45	Prior to the commencement of any works that impact Tree No. 1 (as identified in the Arboricultural Development Impact Assessment Report prepared by Birds Tree Consultancy dated 11 September 2020), the Applicant must engage a Level 5 (Australian Qualification Framework) arborist to undertake a detailed risk assessment of Tree No. 1 and recommend tree protection measures sufficient to enable the long-term health and stability of the tree. A report documenting findings and recommendations, including any design modifications required to ensure the long-term health and stability of Tree No. 1 must be submitted to the satisfaction of the Planning Secretary.	Sighted confirmation from DPIE dated 12/03/2021 that the requirements of Conditions B44 and B45 have been met.	Compliance has been demonstrated.			
Construction and Demolition Waste Management						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B46	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Sighted email "Re: Fort Street Public School - SSD 10340 Consent Condition B46 - Notification to TfNSW Traffic Management Centre Waste Truck Routes" dated 28/04/2021. TfNSW responded 11/05/2021 that CoC B46 had been met.	Compliance has been demonstrated.			
Operational Waste Storage and Processing						
B47	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Sighted correspondence from Council identifying that Council approval of design is only required where waste removal is undertaken by Council (20/09/2021). Sighted correspondence demonstrating Certifier satisfaction with evidence (7/12/2021).	Compliance has been demonstrated.			
Construction Access Arrangements						
B48	Prior to the commencement of construction, evidence of compliance of construction access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Sighted Aconex transmission dated 10/05/21 transmission of CEMP (Rev D) and relevant sub plans to the Certifier. Section 3.4 address site access arrangements. Sighted Aconex transmission dated 07/04/21 CTPMSP to the Certifier.	Compliance has been demonstrated.			
Operational Access Arrangements						
B49	Prior to the commencement of construction of operational access facilities, evidence of compliance of the design of operational access arrangements with the following requirements must be submitted to the Certifier: (a) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Commencement of construction of operational access facilities has not occurred.	Not triggered.			
Upper Fort Street / Bradfield Tunnel Services Building Alterations						
B50	Prior to the commencement of works to the Bradfield Tunnel Services Building and associated widening of Upper Fort Street proposed in the EIS and refined in the Response to Submissions, the Applicant must submit plans and technical specifications for the proposed works to the satisfaction of the relevant roads authority. Note: -Approval must be obtained for roadworks under section 138 of the Roads Act 1993. -Any proposals for alterations to the public road involving traffic and parking arrangements must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Local Pedestrian, Cycling and Traffic Calming Committee. - All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's 'Sydney Streets Technical Specification' including amendments and 'Sydney Streets Design Code'	Project confirmed at site audit interview 03/02/20223 applicable to Stage 4 works which are yet to commence. Hoarding works underway but do not form part of Stage 4. Consultation with TfNSW is ongoing.	Not triggered.			
Road Safety Audit						
B51	Within three months of the commencement of construction, a Road Safety Audit of the access arrangements for the school, including the drop-off and pick-up area, in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits must be undertaken an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the Applicant must review the school drop-off and pick-up arrangements and implement safety measures, if required, in consultation with the Sydney Coordination Office within TfNSW.	Sighted Road Safety Audit dated 19/08/21 Ref: JN22008_Report01 Rev02 - Lendlease FSPS Construction). The Audit noted 3 audit findings in Section 9. Finding 1 requires the Project to install line marking as per the site establishment plan and as shown on the CTPMP. Finding 2 and 3 have been referred to Council to rectify.	Compliance with condition has been demonstrated.			
Alignment Levels						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B52	Prior to the commencement of construction (excluding earthworks and demolition), alignment levels for the buildings and site frontages, as prepared by a Registered Surveyor and designed by a suitably qualified engineer, must be submitted to and approved by Council. The approved alignment levels must be incorporated into all plans relating to civil, draining and public domain works.	Project confirmed applicable to Stage 4 works which are yet to commence. Consultation with CoS is ongoing.	Not triggered.			
B53	If the proposed detailed design of the public domain requires changes to any the approved alignment levels, then the amended alignment levels must be submitted to and approved by Council prior to the construction of any footpath or public domain works. <i>Note: The submission of alignment levels to Council must be in accordance with the City of Sydney's Public Domain Manual and accompanied with a completed Levels and Gradients Approval Application form.</i>	Project confirmed applicable to Stage 4 works which are yet to commence. Consultation with CoS is ongoing.	Not triggered.			
Public Domain Works						
B54	Prior to the commencement of construction of any footpath or public domain works, a Public Domain Works Deposit must be submitted to Council as an unconditional bank guarantee or insurance bond as per Council's Performance Bond Policy in favour of Council as security for completion of the obligations under this consent (Guarantee). The Guarantee amount will be determined by Council's Public Domain section. The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to Council's standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. Upon obtaining Council's approval, 90% of the security will be released and 10% will be retained for the duration of the specified Defects Liability Period.	No footpath or public domain works have commenced. Project confirmed during site audit interview 03/02/2023 forms part of Stage 4 works which are yet to commence.	Not triggered.			
B55	Prior to the commencement of construction of works impacting the public domain, a detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council. The Public Domain Plan must document: (a) a set of hold points for approved public domain, civil and drainage work in accordance with the Council's Public Domain Manual and Sydney Streets Technical Specification; (b) all works required to ensure that the public domain complies with the City of Sydney's Public Domain Manual, Sydney Streets Code and Sydney Streets Technical Specification, including requirements for road pavement, footway pavement, kerb and gutter, drainage, vehicle crossovers, signage and other public domain elements; and (c) any approved or amended Alignment Levels if applicable. <i>Note: All works to Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.</i>	No construction works impacting the public domain have commenced. Project confirmed during site audit interview 03/02/2023 forms part of Stage 4 works which are yet to commence.	Not triggered.			
B56	Prior to the commencement of construction works impacting the existing stone kerbs on the Upper Fort Street frontage of the site, appropriate measures are to be implemented to retain and protect the stone kerbs during excavation and construction. Stone kerbs which: (a) require cutting or temporary removal must obtain approval from Council; and (b) are damaged by the excavation and construction work, are to be replaced to match existing stones to Council's satisfaction or as otherwise advised by Council officer. <i>Note: - A temporary concrete kerb will need to be constructed to retain the Upper Fort Street footpath until the stone kerbs can be reinstalled. - The removed stone kerbs are to be reinstalled prior to the commencement of use in accordance with the Council's standard details and specifications. - All costs associated with the stone kerb shall be borne by the developer.</i>	Sighted email from City of Sydney Council dated 14/09/2021 confirming that there are no stone kerbs on the Upper Fort Street frontage.	Not triggered.			
Outdoor Lighting Strategy						
B57	Prior to the installation of external lighting, an outdoor lighting strategy must be prepared for all external lighting, including the rooftop terrace. The strategy must be prepared in consultation with the Sydney Observatory and must detail the location and type of lighting proposed, along with the details of the proposed operational hours and management arrangements. The strategy must seek to minimise light spill from the site, particularly from rooftop terraces and related impacts to the Sydney Observatory and surrounding residential properties. The strategy must be submitted to the Certifier.	No external lighting works have commenced. Consultation has occurred as evidenced by consultation records with Sydney Observatory on 22/01/2021.	Not triggered.			
Revised Landscape Plans						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B58	<p>Prior to commencement of construction, all landscape plans referenced in Condition A2 must be revised by a suitably qualified landscape architect and be submitted to the satisfaction of the Planning Secretary. The revised landscape plans must:</p> <p>(a) be consistent with the modifications to the architectural drawings approved under SSD-10340 Mod 1; and</p> <p>(b) achieve a tree canopy coverage of no less than 22% of the site (once all newly planted trees reach maturity). The 22% tree canopy coverage requirement must be achieved through amending the tree species to trees with a larger canopy and/or planting additional trees and comply with the following requirements:</p> <p>i) include trees of varying mature heights including heights of 6-8 metres, 10-15 metres and 20-30 metres</p> <p>ii) the trees are to be grown to Australian Standard 2303:2015 'Tree stock for landscape use', and</p> <p>iii) trees must be provided with adequate soil volumes to allow maturity to be achieved;</p> <p>(c) demonstrate the integration of proposed site landscaping, existing and proposed surface materials and structures on the site including furniture, paving, levels, services, drainage and watering systems;</p> <p>(d) provide details of earthworks and soil depths including finished levels and any mounding;</p>	<p>Sighted submission of revised landscape plans to DPE dated 08/04/22.</p> <p>Sighted confirmation from DPE dated 11/05/22 (Ref: SSD-10340-PA-40) that the revised landscape plans meet the requirements of B58. Correspondence from DPE notes that the plans have been submitted prior to the commencement of construction of Stage 5 works.</p> <p>Sighted correspondence (Post Approval Form_20220408011626) to DPE dated 08/04/22 notifying Stage 5 will commence 11/04/22.</p>	Compliance with condition has been demonstrated.			
Part C - During Construction						
Site Notice						
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p>	<p>Project site notice was observed at the project site boundary during the site visit on 03/02/2023 - See Appendix F Photo 1.</p> <p>The site notice identifies the content required by this condition and is in the form and position required.</p>	Compliance with condition has been demonstrated.			
Operation of Plant and Equipment						
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Lendlease plant and equipment certification stickers (including last service details) were observed on items of plant during site inspection 03/02/2023. See Appendix F - Photo Log.</p> <p>Sighted Mobile Plant Pre-Commencement Checklist dated 22/06/2022 (ID 165344).</p> <p>Sighted 100T AT Annual Lifting Gear Inspection dated 08/03/2022, Expires 07/03/2023 (ID 146775).</p>	Compliance with condition has been demonstrated.			
Demolition						
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B15.	Sighted letter of compliance with AS2601: The demolition of structures issued by Salcorp Civil dated 10/06/21.	Compliance with condition has been demonstrated.			
Construction Hours						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Sighted Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023. Slide 36 references: You may enter the site amenities prior to 7am and 8am respectively, however no physical work is to commence until 7am Mon Friday and 8am Saturdays. Sighted sample Pegasus site sign in register ref: Onsite_Now_Report_FSPS_08/08/22, 09/08/22 & 10/08/22. Sample Pegasus site sign on register confirms that workers have accessed the site outside of prescribed construction hours. The project advised during site audit interview 03/02/2023 that workers access the site amenities prior to 7am due to the mandatory conducting of prestarts and time for workers to mentally and physically prepare for the days works. C6 is taken to apply specifically to the performance of construction activities onsite. Sighted notification to DPE dated 04/11/2022 (Ref DOC22/1092223) reporting a non-compliance with CoC C4 of the development consent. Tree removal works occurred on 25 and 26 October 2022 outside the prescribed construction hours in CoC C4.	Compliance with condition has not been demonstrated. Non-compliance: Construction works occurred outside of the prescribed hours under CoC C4.			
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Site audit interview 03/02/2023, auditees confirmed no noise monitoring undertaken during the audit period.	Not triggered.			
C6	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Site audit interview 03/02/2023, auditees confirmed no works were required under a), b) or c) during the audit period.	Not triggered.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site audit interview 03/02/2023, auditees confirmed no works were required under CoC C6 a), b) or c) during the audit period.	Not triggered.			
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	No rock breaking, rock hammering, sheet piling or pile driving has occurred on the project. No complaints pertaining to excessive noise activities on the project to date.	Not triggered.			
Implementation of Management Plans						
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Inspections are carried out at regular intervals as per the CEMP. The inspection reports identify environmental risks e.g. noise, soil and water, tree protection etc. Any items requiring rectification are recorded. No evidence to suggest the construction of the development is not being carried out in accordance with the CEMP and Sub-plans.	Compliance with condition has been demonstrated.			
Construction Traffic						
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Observed during site inspection on 03/02/2023 that construction vehicles were parked within an approved on-street work zone. See Appendix F - Photo Log. Sighted approval of on-street work zone from City of Sydney Council dated 19/08/2021. Noted that work zone is for Upper Fort Street 20m.	Compliance has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C11	Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building. For special operations (such as delivery of materials, hoisting of equipment, etc) permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.	No permits required to date.	Not triggered.			
C12	Special operations and the use of mobile cranes must comply with the approved hours of construction. Mobile cranes must not be delivered to the site prior to 7.30am without the prior approval of Council.	No permits required to date. Mobile crane left site for servicing in December 2022. Sighted Fort Street School Delivery Log confirming that mobile crane (Rego TC88CD) returned to site at 0830 on 04/01/2023.	Compliance with condition has been demonstrated.			
Hoarding Requirements						
C13	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.	No hoarding or graffiti issues were observed during the site audit inspection 03/02/2023. Sighted hoarding checklist dated from 08/02/2023 to 15/02/2023. Noted 100% compliance. Sighted hoarding checklist dated from 25/01/2023 to 01/07/2023. Noted 100% compliance.	Compliance with condition has been demonstrated.			
No Obstruction of Public Way						
C14	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.	Observed during audit site inspection on 03/02/2023 that the public way was not obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Compliance with condition has been demonstrated.			
Construction Noise Limits						
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Sighted Acoustic Report Construction Noise and Vibration Management Sub-Plan, Stantec Australia (Rev 005 - 28/04/2021). No attended noise monitoring undertaken during the audit period. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Sighted Fort Street School Delivery Log confirming that deliveries including construction vehicles (two way crane, climatic plumber, foxville, crane all arrived within the defined construction hours prescribed in C4.	Compliance with condition has been demonstrated.			
C17	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.	Use of quackers observed during site audit inspection 03/02/2023.	Compliance with condition has been demonstrated.			
Vibration Criteria						
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Not triggered.			
C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Not triggered.			
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B19 of this consent.	N/A	Not triggered.			
Tree Protection						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C21	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal, including Tree No.s 1, 16, 18, 19 and 20 must be suitably protected during construction in accordance with the recommendations of the Arboricultural Development Impact Assessment Report prepared by Birds Tree Consultancy dated 11 September 2020 and AS4970-2009 Protection of Trees on Development Sites; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>Confirmed during site audit inspection 03/02/2023 that tree protection was in place, no trees observed to have been trimmed, the site is securely fenced and no works observed beyond fence line. Refer to Appendix F - Photo Log.</p>	<p>Compliance with condition has been demonstrated.</p>			
Air Quality						
C22	<p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>No visible dust emissions were noted during the site inspection 03/02/2023. The potential for dust onsite is minimal given the relatively small exposed construction footprint.</p>	<p>Compliance with condition has been demonstrated.</p>			
C23	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Observed during site inspection on 03/02/2023 that public roads were free from mud tracking. See Appendix F Photo Log.</p> <p>No stockpiles noted onsite or trucks entering or leaving site during site audit inspection 03/02/2023.</p>	<p>Compliance with condition has been demonstrated.</p>			
Erosion and Sediment Control						
C24	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>ErSed controls were observed to be in place and functioning as designed. Drain protection in place.</p> <p>Sighted Erosion and Sediment Control Plan (Costin Roe, Issue 10 dated 24/11/22).</p> <p>Sighted EHS FSPPS Committee Site Walk Inspection #24 dated 09/02/2023 and #11 dated 11/08/22. Erosion and sedimentation listed under item 62 (disturbed areas stabilised, stormwater flow controls in place, sed fences and controls in operable condition, detention areas maintained) on page 3.</p> <p>Five items are noted that require action with action by and date to be completed noted in the checklist.</p>	<p>Compliance with condition has been demonstrated.</p>			
Imported Soil						
C25	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>Sighted Imported Materials Register - FSPPS (JBS&G) - Working Document. 94 delivery items noted on register all of which are identified as VENM. Register also identifies volume (m3), source site, quantity, supplier, type and analytical results (if required).</p>	<p>Compliance with condition has been demonstrated.</p>			
Disposal of Seepage and Stormwater						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Sighted copy of email approval from City of Sydney Council dated 29/06/21 to connect the Councils stormwater system for the purposes of dewatering the Fort Street School.</p> <p>Sighted email from Council dated 05/07/21 confirming road opening permit is not required and confirmation that application fees have been paid.</p> <p>Noted during site interviews 03/02/2023 that no water has been discharged during the audit period.</p> <p>The Project is now connected to the Council stormwater system, however a blank is in place. Site stormwater is contained and managed onsite. No offsite discharges or removal of site stormwater required during the audit period.</p>	Compliance with condition has been demonstrated.			
Emergency Management						
C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	<p>Sighted Emergency Response Management Sub Plan Issue No: 3.4 dated 20/12/21.</p> <p>Sighted Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023. Slides 24 & 25 cover emergency evacuation and emergency assembly area.</p>	Compliance with condition has been demonstrated.			
Stormwater Management System						
C28	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Council and TfNSW where required, unless otherwise agreed to by the Planning Secretary in writing. 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 EIS;</p> <p>(c) be in accordance with applicable Australian Standards and the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies;</p> <p>(d) incorporate on-site detention in accordance with Sydney Water requirements;</p> <p>(e) incorporate appropriate water quality measures; and</p> <p>(f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>This condition is staged. Condition to be satisfied within three months of commencement of stage 4. Reference current Staging Report (Rev 7, 22 September 2021).</p> <p>Stage 4 works are yet to commence.</p>	Not triggered.			
Unexpected Finds Protocol- Aboriginal Heritage						
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	NA - Noted during site interviews 03/02/2023 that no new objects discovered in the audit period.	Not triggered.			
C30	Construction works must be carried out in accordance with the recommendations of Section 6 of the Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared by Curio Projects Pty Ltd and dated 15 July 2020.	Noted.	Not triggered.			
Unexpected Finds Protocol- Historic Heritage						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C31	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.	<p>Sighted notification from Curio Projects (Heritage Consultant) to Heritage NSW of an unexpected heritage find on 24/06/21. Uncovered during site establishment east of the Messenger's Cottage. Two copper nested basins, 1.2m in diameter and set in a concrete base, were uncovered.</p> <p>Section 5.3.1 of CEMP unexpected finds states not to move item, take a photo and forward to the archaeologist and they will discuss and advise the next step which may include, but not be limited to:</p> <ul style="list-style-type: none"> · A site visit by the archaeologist; · An instruction to move the item; · No further action required. <p>Sighted correspondence from Curio to Lendlease confirming movement to a secure enclosed location and seek further advice and assessment of significance.</p> <p>Sighted submission to Heritage NSW dated 12/01/2022 identifying Notification for s146 Discovery of Relic Notification. No response received to date.</p> <p>Sighted notification from Project to Curio Projects dated 17/09/2021 identifying unexpected find to the sub floor of the MET Building and exclusion zone. Sighted email from Curio Projects to Project approval to remove exclusion zone and continue works.</p> <p>Noted during site interviews 03/02/2023 that no new</p>	Compliance with condition has been demonstrated.			
Waste Storage and Processing						
C32	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 03/02/2023 confirmed waste secured and maintained within designated waste storage areas. No waste was observed out of waste bins or beyond the construction boundary.	Waste was observed to be segregated, secured and confined to the site.			
C33	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Sighted Fort Street Public School Waste Management Sub Plan Rev No. 3 dated 05/11/20.</p> <p>Sighted Lendlease - FSPS - Waste Summary Report - Upper Fort St - 1 JAN 2021 - 31 JANUARY 2023. 91.82% recycled waste to date. Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill).</p> <p>Sighted FSPS - Waste Removal Including Spoil Register (JBS&G). General building waste/ recyclables, GSW, asbestos, lead/PPE have been removed from site to date.</p> <p>Project advised 22/08/22 that all site won material which has been exported off site has been classified as GSW Landfill. Verified via L03 – Waste Classification of Excess Soil from Fort Street Public School (Observatory Hill), Millers Point, NSW (JBS&G 01/06/22). Report details the nature of materials requiring offsite disposal and the waste classification of assessed materials. Material classified as GSW (non-putrescible). No special or hazardous waste.</p>	Compliance with condition has been demonstrated.			
C34	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.	Sighted Overall General Arrangement Plan dated 14/08/20 indicating where concrete waste and rinse water is to occur. Concrete waste is then placed into provided bags ready for disposal offsite. Verified at site audit inspection 03/02/2023 see photo Log Appendix G.	Compliance with condition has been demonstrated.			
C35	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.	<p>Sighted Lendlease - FSPS - Waste Summary Report - Upper Fort St - 1 JANUARY 2021 - 31 JANUARY 2023 and FSPS - Waste Removal Including Spoil Register (JBS&G).</p> <p>91.82% recycled waste to date. Identifies total quantity generated, % of total and total recovered for each construction and demolition waste type, disposal facility, weight and docket issue to JBS&G. See C33.</p>	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C36	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.	The Hazardous Building Materials Survey dated 08/08/19 (Rev 1) identifies aspects relevant to the works being completed including air monitoring, friable asbestos removal work permit, appropriate disposal Waste Classification Guidelines Part 1: Classifying Waste (NSW EPA, 2014), SWMS. Sighted Salcorp Civil SWMS dated 08/07/21 for removal of ACM/LCM. Sighted Salcorp Civil Asbestos Removal Control Plan Rev 1 dated 09/07/21. Dust control/emission of fibres to air is included in the control plan.	Compliance with condition has been demonstrated.			
Outdoor Lighting						
C37	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA - none installed to date.	Not triggered.			
Site Contamination						
C38	Remediation of the site must be carried out in accordance with: (a) the Remedial Action Plan prepared by JBS&G and dated 19 June 2020; and (b) any variations to the Remediation Action Plan (which must be approved by the Site Auditor) or unexpected find protocol (condition B17).	Sighted Remediation Action Plan Rev 0 (JBS&G 14/10/19). Section 5.5 Remedial Scope of Works: " <i>The proposed scope of remedial works will be limited to the management of contaminated soils via on-site in situ management of the soil by physical separation, and ongoing management. As such, only materials considered to be surplus to construction requirements will be disposed from the site</i> ". No material identified for offsite disposal to date. Project advised 15/08/22 (Aconex LL-GCOR-007403) that no changes occurred in the audit period.	Not triggered.			
C39	If work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	NA	Not triggered.			
C40	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.	NA	Not triggered.			
Historical Archaeological Management						
C41	Archaeological excavation must be undertaken in accordance with the Archaeological Research Design and Excavation Methodology approved under condition B31 and be directed by a suitably qualified and experienced excavation director who fulfils Heritage Council of NSW's Criteria for Assessment of Excavation Directors (2019). Areas of state significant archaeology and substantially intact archaeological evidence must be appropriately managed and avoided wherever possible in the design.	Archaeological Excavation has been completed with excavation report in progress. Sighted 'Acknowledgment receipt of details of the Nominated Excavation Director – Condition B31' from DPIE dated 26/03/2021. Project advised during site audit interview 03/02/2023 no change occurred in the audit period.	Compliance with condition has been demonstrated.			
C42	A final excavation report must be prepared within 12 months of the completion of the archaeological works on site. It should include details of any artefacts recovered, where they are located and details for their ongoing conservation and protection in perpetuity by the land owner. Copies must be provided to the Planning Secretary and Heritage NSW.	Archaeological Excavation has been undertaken however excavation report is in progress. Report to be submitted 12 months post excavation. Site confirmed in email dated 16/02/2023 that archaeological excavation works were completed June 2022 (heritage wall). Project advised 15/08/22 (Aconex LL-GCOR-007403) no change occurred in the audit period.	Not triggered.			
Independent Environmental Audit						
C43	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Sighted written approval of independent audit team by Planning Secretary - dated 06/04/21.	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C44	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<p>Previous independent environmental audits completed by Aspect Environmental in September 2021, March 2022 and September 2022.</p> <p>Sighted letter submission to DPE dated 27/07/22 (DOC22/645591) requesting an extension of time for completion of this Independent Audit due to COVID-19 impact to key staff.</p> <p>Sighted DPE approval of extension request dated 08/08/22. Approval notes that the Independent Audit must be submitted to the Department by 09 October 2022.</p>	This audit occurred in the time frame specified in the IAPAR.			
C45	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	NA - Project advised during site audit interview 03/02/2023 that the frequencies have not been adjusted by the Planning Secretary.	Not triggered.			
C46	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C44 of this consent, or condition C45 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	<p>Sighted Proponent's Response to IA Report #3 dated 21/09/2022.</p> <p>Sighted email from DPE dated 21/09/2022 confirming receipt of Independent Audit Report #3 and Proponents Response to Independent Audit Report.</p>	Compliance with condition has not been demonstrated.			
C47	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	<p>Independent Audit #3 (Aspect, September 2022) site inspection completed 09/08/2022.</p> <p>Sighted post approval form dated 21/09/2022 confirming submission of Independent Audit Report #3 and Proponents Response to Independent Audit Report to DPE.</p> <p>Submission to DPE occurred within the 2 month trigger of the independent audit site inspection.</p>	Compliance with condition has been demonstrated.			
C48	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	No requests issued.	Not triggered.			
Part D-Prior to Commencement of Operation Conditions						
Notification of Occupation						
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.					
External Walls and Cladding						
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.					
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.					
Works as Executed Plans						
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.					
Works as Executed Plans- Public Domain						
D5	Prior to the commencement of operation, works-as-executed drawings in accordance with the City of Sydney's Public Domain Manual and Sydney Streets Technical Specification, including requirements for as-built documentation, certification, warranties and the defects liability period, signed by a registered surveyor must be submitted to and accepted by Council for all public domain works.					
Warm Water Systems and Cooling Systems						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D6	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.					
	Outdoor Lighting					
D7	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the Outdoor Lighting Strategy prepared in accordance with condition B57 and the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.					
	Mechanical Ventilation					
D8	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.					
	Operational Noise – Design of Mechanical Plant and Equipment					
D9	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise and Vibration Impact Assessment prepared by ARUP and dated 20 December 2019 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.					
	Fire Safety Certification					
D10	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.					
	Structural Inspection Certificate					
D11	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.					
	Compliance with Food Code					
D12	Prior to the commencement of operation, 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.					
	Post- Construction Dilapidation Report					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D13	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.					
	Protection of Public Infrastructure					
D14	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i>					
	Road Damage					
D15	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.					
	Protection of Property					
D16	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.					
	Roadworks and Parking Restrictions					
D17	Prior to the commencement of operation, the proposed works to the Bradfield Tunnel Services Building and widening of Upper Fort Street must be completed in accordance with the details approved under condition B50.					
D18	Prior to the commencement of operation, the proposed changes to parking restrictions on Upper Fort Street and Watson Road proposed in the EIS and refined in the Response to Submissions must be completed in accordance with the approval of Council. <i>Note:</i> <i>- Any changes to kerb side parking arrangements requires a separate submission to be made to the Local Pedestrian, Cycling and Traffic Calming Committee via the City Infrastructure and Traffic Operations Unit. There is no guarantee kerb side parking will be changed or that any change will remain in place for the duration of the use.</i> <i>- The submission must include two plans. One showing the existing kerb side parking restriction signs and stems, the second showing the proposed kerb side parking restriction signs and stems. Both plans must include changes to all signs and stems from the kerb line of the nearest intersection.</i> <i>- All costs associated with the parking proposal will be borne by the Applicant.</i> <i>- Please contact the City's Traffic Engineer to discuss the proposal before making a submission.</i>					
	Kent Street- Sydney Harbour Bridge Cycleway					
D19	Prior to the commencement of operation, the diversion of the Kent Street-Sydney Harbour Bridge cycleway must be discontinued and access along Upper Fort Street reinstated.					
	Bicycle Parking and End-of-Trip Facilities					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D20	<p>Prior to occupation, compliance with the following requirements for secure bicycle and scooter parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) the provision of a minimum 5 staff and 30 student bicycle parking spaces;</p> <p>(b) the provision of a minimum 30 student scooter parking spaces;</p> <p>(c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking (with the exception of providing bicycle lockers), and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(d) the provision of end-of-trip facilities for staff;</p> <p>(e) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>(f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>					
	School Zones					
D21	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Upper Fort Street must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>					
D22	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>					
	School Transport Plans					
D23	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;</p> <p>(c) include operational transport access management arrangements, including:</p> <p>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;</p> <p>(ii) the location of all bicycle and scooter parking spaces on the site;</p> <p>(iii) location and operational management procedures of the marshalling of students to prepare for drop-off and pick-up, including measures to physically separate the drop-off and pick-up zone from play areas, such as bollards and/or retractable barrier fencing;</p> <p>(iv) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(v) location and operation management procedures of accessible drop-off and pick-up parking, including staff management/traffic controller arrangements, during and outside of drop-off and pick-up times;</p>					
	Conservation Management Plan					
D24	<p>Prior to the commencement of operation, the Applicant must revise the Conservation Management Plan prepared by Curio Projects Pty Ltd and dated March 2020. The Plan must:</p> <p>(a) be finalised by a suitably qualified and experienced heritage consultant in consultation with Heritage NSW;</p> <p>(b) be submitted to the Certifier; and</p> <p>(c) be submitted to the Planning Secretary and Heritage NSW for information.</p>					
	Heritage Interpretation Plan					
D25	<p>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the Certifier. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council;</p> <p>(b) include provision for naming elements within the development that acknowledges the site's heritage; and</p> <p>(c) incorporates interpretive information on the site.</p>					
	Utilities and Services					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D26	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .					
	Stormwater Quality Management Plan					
D27	Prior to the commencement of operation, 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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.					
	Signage					
D28	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.					
	Operational Waste Management Plan					
D29	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development in consultation with Council and TfNSW and submit it to the Certifier. The Waste Management Plan must: (a) include a collection vehicle path analysis; (b) detail the waste collection service times outside of school hours, including before and after care services; (c) detail measures to mitigate conflicts between pedestrian, cyclists and drivers during waste collection activities; (d) detail the type and quantity of waste to be generated during operation of the development; (e) 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); (f) detail the materials to be reused or recycled, either on or off site; and (g) include the Management and Mitigation Measures included in Operational Waste Management Plan, dated 10 January 2020.					
	Site Audit Statement					
D30	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use. A copy of the Site Audit Statement and any Environmental Management Plan must be provided to the Certifier, Planning Secretary and Council for information.					
	Landscaping					
D31	Prior to the commencement of operation, landscaping and fencing of the site must be completed in accordance with the: (a) Phase 1 landscape plan(s) listed in condition A2(d), as amended by condition B58, if the Kent Street-Sydney Harbour Bridge Cycleway upgrade has not been completed; or (b) Phase 2 landscape(s) plan listed in condition A2(d), as amended by condition B58, if the Kent Street-Sydney Harbour Bridge Cycleway upgrade has been completed, or alternative access to a cycleway (as provided by TfNSW) is available, such that the cycleway/walkway has been permanently diverted around the boundaries of the site.					
D32	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 of the EIS.					
	Consolidation of Lots					
D33	Prior to the commencement of operation, Lots 106,107 and 108 in DP 748340, Lots 2,3,4 and 9 in DP 73259 and Lot 2 in DP 244444 must be consolidated into one lot on title in accordance with the Plan of Lot Consolidation, prepared by RPS Aust. East Pty Ltd, and the plan lodged with the NSW Land Registry Services.					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
PART E - Post Occupation Conditions						
	Out of Hours Event Management Plan					
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (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); (e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm; (f) details of the use of the rooftop terrace, where applicable, restricting use before 8am and after 8pm; (g) measures to minimise localised traffic and parking impacts; and (h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.					
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.					
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (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); (e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm; (f) details of the use of the rooftop terrace, where applicable, restricting use before 8am and after 8pm; (g) measures to minimise localised traffic and parking impacts; and (h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.					
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.					
	Operation of Plant and Equipment					
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					
	Warm Water Systems and Cooling Systems					
E6	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.					
	Community Communication Strategy					
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.					
	Heritage Interpretation Plan					
E8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D25.					
	Conservation Management Plan					
E9	The Applicant must implement the most recent version of the Conservation Management Plan approved under condition D24.					
	Environmental Management Plan					
E10	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D30 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .					
	Operational Noise Limits					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E11	The Applicant must ensure that noise generated by operation of the development, including noise from use of rooftop areas, all mechanical plant and equipment, public address systems, bells and alarms and other audible communication devices does not exceed the noise limits set out in Noise and Vibration Assessment Report, prepared by ARUP dated 20 December 2019 and S4.55 Modification Acoustic Cover Statement, prepared by Stantec and dated 9 February 2021.					
E12	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry 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 or other timeframe approved by the Planning Secretary to verify that operational noise levels do not exceed the noise limits set out in Noise and Vibration Assessment Report, prepared by ARUP dated 20 December 2019. 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.					
	School Transport Plan					
E13	The School Transport Plan required by condition D23 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.					
	Ecologically Sustainable Development					
E14	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. 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 B13, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.					
	Outdoor Lighting					
E15	Notwithstanding condition D7, 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.					
	Landscaping					
E16	Unless already completed in accordance with condition D31(b), within three months of the completion of the Kent Street-Sydney Harbour Bridge Cycleway upgrade (by TfNSW), such that the cycleway/walkway has been permanently diverted around the boundaries of the site, landscaping and fencing must be altered to comply with the Phase 2 landscape plan(s) listed in condition A2(d), unless otherwise agreed to by the Planning Secretary in writing.					
E17	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.					
	Operational Waste Management Plan					
E18	The Operational Waste Management Plan required by condition D23 must be implemented unless otherwise agreed by the Planning Secretary.					
	Trafficable Rooftops					
E19	Use of the trafficable rooftops must be limited as follows: a) the rooftop of the Meteorology Building must not be used for student outdoor play but can be used for student outdoor learning; b) the Level 2 rooftop, shared between Building J and Building H, can be used for student outdoor play and learning; c) the Level 3 rooftop of Building J must not be used for student outdoor play but can be used for student outdoor learning; and d) the rooftop of the Meteorology Building can be used for community use subject to the relevant requirements of Conditions E1, E2, E3 and E11.					
E20	Prior to the installation of any safety protection structures required on the trafficable rooftops, the design of the structures must be prepared in consultation with a suitably qualified and experienced heritage consultant and Heritage NSW and be submitted to the Planning Secretary for approval.					

Appendix B CEMP and Sub-Plan Checklist

Reference	Requirement	Independent Audit Findings & Recommendations	Compliance Status
Construction Environmental Management Plan (CEMP)			
Section 4.5 TRAINING AND AWARENESS CEMP #1	<p>All personnel (including sub-contractors) are required to attend a compulsory site induction that includes an environmental component prior to commencement on-site.</p> <p>All visitors are required to sign into the site via the QR Code system located on the site opening wall and be accompanied at all times by an inducted person(s).</p> <p>A record of all inductions will be maintained and kept on-site.</p>	<p>Sighted Fort Street Public School CEMP Construction Stage 1 to 5 (ref: 20629_CEMP_FSPS_Revision E) (LendLease 29/06/22) Section 4.5 identifies:</p> <ul style="list-style-type: none"> - To ensure that this CEMP is effectively implemented, each level of management is responsible for ensuring that all personnel reporting to them are aware of the requirements of this CEMP. - The Construction Manager will coordinate the environmental training. - All personnel (including sub-contractors) are required to attend a compulsory site induction that includes an environmental component prior to commencement on-site. - The EHS Coordinator (or delegate) will conduct the environmental component of the site inductions. - A record of all inductions will be maintained and kept on-site. - Toolbox talks are used to ensure environmental awareness continues throughout construction. <p>Sighted Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023. The site induction includes details from the consent relevant to the works being carried out including delivery routes, truck travel plan with the entry and exit route highlighted, approved construction hours, heritage, unexpected finds, noise and vibration and air quality/ emissions.</p> <p>Observed and utilised QR Code System at site entrance at site audit inspection 03/02/2023.</p>	C
Section 4.6 ENVIRONMENTAL RISK ASSESSMENT CEMP #2	<p>Workers are encouraged through the workplace specific induction, tool box/pre-start talks and other consultative forums to identify and control health and safety hazards and risks and environment aspects and impacts on a 'see and fix' basis where reasonably practicable to do so and to immediately report these impacts and hazards to their supervisor or Lendlease personnel.</p>	<p>Sighted "Sample Observations1" dated 22/02/2023 0724 identifying that sediment control measures are in place and no issues with sediment control run off outside boundary during inclement weather.</p> <p>Sighted "Sample Observations2" dated 21/02/2023 identifying that sediment control at site entry gate 1 Upper Fort St are safe.</p> <p>Sighted EHS FSPS Committee Site Walk Inspection #24 dated 09/02/2023 and #11 dated 11/08/22. Erosion and sedimentation listed under item 62 (disturbed areas stabilised, stormwater flow controls in place, sed fences and controls in operable condition, detention areas maintained) on page 3.</p>	C
Section 4.8.1 Environmental inspections CEMP #3	<p>The effectiveness of environmental protection measures described in this CEMP and sub plans will be assessed on a 3 monthly basis by the relevant team members. The following activities will be undertaken:</p> <ul style="list-style-type: none"> • Provide a surveillance tool to ensure that safeguards are being implemented; • Identify where problems might be occurring; • Identify where sound environmental practices are not being implemented; and • Facilitate the identification and early resolution of problems. 	<p>Project stated that Aconex Workflows are issued in accordance with plan review cycles or as requirements change. Enablon observations are used as surveillance tool.</p> <p>Sighted "Sample Observations1" dated 22/02/2023 0724 identifying that sediment control measures are in place and no issues with sediment control run off outside boundary during inclement weather.</p> <p>Sighted "Sample Observations2" dated 21/02/2023 identifying that sediment control at site entry gate 1 Upper Fort St are safe.</p> <p>Sighted EHS FSPS Committee Site Walk Inspection #24 dated 09/02/2023 and #11 dated 11/08/22. Erosion and sedimentation listed under item 62 (disturbed areas stabilised, stormwater flow controls in place, sed fences and controls in operable condition, detention areas maintained) on page 3.</p>	C

Reference	Requirement	Independent Audit Findings & Recommendations	Compliance Status
Section 4.8.1 Environmental Inspections CEMP #4	Weekly environmental inspections will monitor aspects including; <ul style="list-style-type: none"> · Review of relevant works approvals and permits · Erosion and sediment controls and review of associated plans · Drainage/groundwater protection · Air quality, odours, dust emissions and mitigating controls · Heritage impacts · Noise and vibration management including approved working hours, required respites and safe working distances · External lighting installation (temporary and permanent) and compliance to AS 4282-2019 Control of the obtrusive effects of outdoor lighting · Hazardous substances and dangerous goods · Waste management, recycling and recovery 	Sighted EHS FSPS Committee Site Walk Inspection #24 dated 09/02/2023 and #11 dated 11/08/22. Inspections are carried out at regular intervals as per the CEMP. The inspection reports identify environmental risks e.g. noise, soil and water, tree protection etc. Any items requiring rectification are recorded. Five items are noted that require action with action by and date to be completed noted in the checklist.	C
Section 4.8.3 Lendlease Environmental Auditing CEMP #5	Internal environmental compliance audits will be conducted by the EH&S Manager. Elements to be audited include: <ul style="list-style-type: none"> • Compliance with the conditions of approval; • Compliance with the CEMP & associated sub plans; • Compliance with approval, permit and licence obligations; • Compliance with method statements; • Complaint response; • Sub-contractor activities; • Training records; • Non-conformances; • Monitoring results; and • System documentation such as checklist completion. Regional environmental system compliance audits will be completed by the EH&S Manager to monitor compliance with the Lendlease EHS Management System.	Project stated that an Internal Audit was undertaken 01/03/2023 inline with internal assurance requirements outlined in EHS Project Management Plan- Weekly walks undertaken and Enablon used as monitoring tool. Sighted EHS FSPS Committee Site Walk Inspection #24 dated 09/02/2023 and #11 dated 11/08/22.	C
Waste Management Sub-Plan (WMSP)			
Page 12. Site Waste Handling and Management WMP #1	Separate/sort waste materials on site to divert waste from landfill and maximise recovery at all times.	Site inspection 03/02/2023 confirmed waste secured and maintained within designated waste storage areas and separated recyclables and general waste. No waste was observed out of waste bins or beyond the construction boundary. Sighted Lendlease - FSPS - Waste Summary Report - Upper Fort St - 1 JANUARY 2021 - 31 JANUARY 2023 and FSPS - Waste Removal Including Spoil Register (JBS&G). 91.82% recycled waste to date.	C
Page 14. Waste data capture WM #2	Capture waste data and analyse to assess waste management outcomes (six weekly, quarterly footprint data review)	Sighted Lendlease - FSPS - Waste Summary Report - Upper Fort St - 1 JANUARY 2021 - 31 JANUARY 2023 and FSPS - Waste Removal Including Spoil Register (JBS&G). Sighted Footprint record of Monthly Waste Disposed (tonnes), Monthly Waste Recycled (tonnes) with data entered for period June 2021 through February 2023.	C
Construction Soil and water Management Sub-Plan (CSWMSP)			

Reference	Requirement	Independent Audit Findings & Recommendations	Compliance Status
Section 3.2.1 Regulator Considerations CSWMSP #1	Prior to disposal to Council, or other stakeholder (e.g. Sydney Water), owned assets. Appropriate permissions and approvals are required to be obtained by the Principal Contractor.	<p>Sighted copy of email approval from City of Sydney Council dated 29/06/21 to connect the Councils stormwater system for the purposes of dewatering the Fort Street School.</p> <p>Sighted email from Council dated 05/07/21 confirming road opening permit is not required and confirmation that application fees have been paid.</p> <p>Noted during site interviews 03/02/2023 that no water has been discharged during the audit period.</p> <p>The Project is connected to the Council stormwater system, however a blank is in place. Site stormwater is contained and managed onsite. No offsite discharges or removal of site stormwater required during the audit period.</p>	C
Appendix A OSD Assessment and Disposal (CSWMP03) CSWMSP #2	Where discharge of stormwater from the OSD is required at inconsistent intervals (i.e. following rainfall events), the Principal Contractor shall arrange for testing of the accumulated water as required to facilitate disposal of the accumulated water.	The Project is connected to the Council stormwater system, however a blank is in place. Site stormwater is contained and managed onsite. No offsite discharges or removal of site stormwater required during the audit period.	C

Appendix C Audit Team Agreement



Ms Karissa Kendall
Level 8, 259 George Street
SYDNEY NSW 2000

06/04/2021

Dear Ms Karissa Kendall

Fort Street Public School (SSD-10340) - Request for agreement for auditors

I refer to the submission SSD-10340-PA-6 seeking the agreement of the Secretary of the Department of Planning, Industry & Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Fort Street Public School Redevelopment SSD-10340 (the 'Consent').

In accordance with Condition C43 of the Consent and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team:

- Mr Richard Johnson;
- Mr Mathew Williams; and
- Ms Caitlin Johnson.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the 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.

If you wish to discuss the matter further, please contact Emmanuel Smith-Aspros on 02 8275 1232.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Sherry'.

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix D Consultation Records

Subject: SSD 10340 Independent Environmental Audit - Fort Street Public School
Date: Monday, 9 January 2023 at 12:43:24 Australian Eastern Standard Time
From: Mathew Williams
To: compliance@planning.nsw.gov.au
Attachments: image002.png, image003.png, image004.png, image005.png

To Whom It Concerns,

I am contacting you in respect of the Fort Street Public School upgrade project.
<https://www.schoolinfrastructure.nsw.gov.au/projects/f/fort-street-public-school.html>

We are undertaking the fourth construction Independent Audit for SSD 10340. Onsite interviews and site inspection is scheduled to occur 01 February 2023.

The Independent Audit will be undertaken in accordance with Conditions of Consent C44-C47. In accordance with the Conditions of Consent and the Independent Audit Post Approval Requirements (IAPAR), I am seeking response and feedback in terms of:

- Any directions issued to SINSW or their contractor in respect of Site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the Site
- Any complaints received in respect of the Site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams
Associate Director

0409 729 607
mat@aspectenvironmental.com.au



From: Mathew Williams mat@aspectenvironmental.com.au 
Subject: SSD 10340 Independent Environmental Audit - Fort Street Public School
Date: 9 January 2023 at 12:43
To: council@cityofsydney.nsw.gov.au

To Whom It Concerns,

I am contacting you in respect of the Fort Street Public School upgrade project.
<https://www.schoolinfrastructure.nsw.gov.au/projects/f/fort-street-public-school.html>

We are undertaking the fourth construction Independent Audit for SSD 10340. Onsite interviews and site inspection is scheduled to occur 01 February 2023.

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- Any directions issued to SINSW or their contractor in respect of Site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the Site
- Any complaints received in respect of the Site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams
Associate Director

0409 729 607
mat@aspectenvironmental.com.au



ISO 45001



Appendix E Independent Audit Declaration

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 03 February 2023. Additional information requested during the site audit was provided post-audit where available.

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

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2020), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit prior to the audit
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Lead Auditor: Mathew Williams

Title: Associate Director, Aspect Environmental Pty Limited

Signature:



Date: 14 March 2023

Appendix F Technical Specialists Reports

No technical specialist reports were required for this Independent Audit.

Appendix G Photo Log

FORT STREET PUBLIC SCHOOL SSD 10340 THIRD PARTY AUDIT

#4 PHOTO LOG

- Figure 1 Entry to construction site clear and clean of dirt/ mud tracking
- Figure 2 Site notice board including project information
- Figure 3 Displayed Environment Health and Safety Policy
- Figure 4 Approach to construction site entrance from Upper Fort Street
- Figure 5 Surrounding roads clear of dirt tracking
- Figure 6 Upper Fort Street Gate 1
- Figure 7 Internal building fit out
- Figure 8 Solar installation
- Figure 9 Laydown and storage area with general waste bins
- Figure 10 Tree protection zone and signage remains in place
- Figure 11 Lendlease plant and equipment certification sticker for 100 tonne crane
- Figure 12 Concrete washout bag and disposal



Figure 1 Entry to construction site clear and clean of dirt/ mud tracking



Figure 2 Site notice board including project information



Figure 5 Surrounding roads clear of dirt tracking



Figure 6 Upper Fort Street Gate 1



Figure 7 *Internal building fit out*



Figure 8 *Solar installation*



Figure 9 *Laydown and storage area with general waste bins*



Figure 10 *Tree protection zone and signage remains in place*



Figure 11 Lendlease plant and equipment certification sticker for 100 tonne crane



Figure 12 Concrete washout bag and disposal

Appendix H Meeting Sign-on Register

Independent Audit Attendee Record

Name	Company	Role
Mathew Williams	Aspect Environmental	Lead Auditor
Louise Khoury	Lendlease	Ops Manager.
Petri Man-chut	Lendlease	Snr Project Engineer
Taylor Moroney	Lendlease	EHS Coordinator.
KAVITA LACHMARI	RPI	APM
Matt Spooner	RPI	PROJECT DIRECTOR.
Karina Kendall	SINSW	Project Director

Audit Location: Fort Street, Sydney
Audit Date: 03 February 2023