



# Independent Audit Report #5

FORT STREET PUBLIC SCHOOL – SSD 10340  
SEPTEMBER 2023

## 1. REVISIONS

Revision	Date	Report No.	Description	Prepared by	Approved by
1	18/09/2023	J1852330829.1	Draft to client	R. Johnson	R. Johnson
2	22/09/2023	J1852330829.2	Final to client	R. Johnson	R. Johnson

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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.

Modification 2 SSD 10340 was approved by DPE on the 16 June 2023. The modifications include changes to buildings F, G, H and J including floor levels, facade changes and building height.

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 27 July 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 generally in accordance with the requirements of the SSD 10340 consent.

In summary:

- There were 141 CoC assessed
- 99 CoC were assessed as compliant
- 7 non-compliances were identified against the CoC
- 35 were not triggered
- 6 observations were identified.

Environmental performance of the development was considered satisfactory with no observed significant 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 fifth 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 consent 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.

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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 than 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:

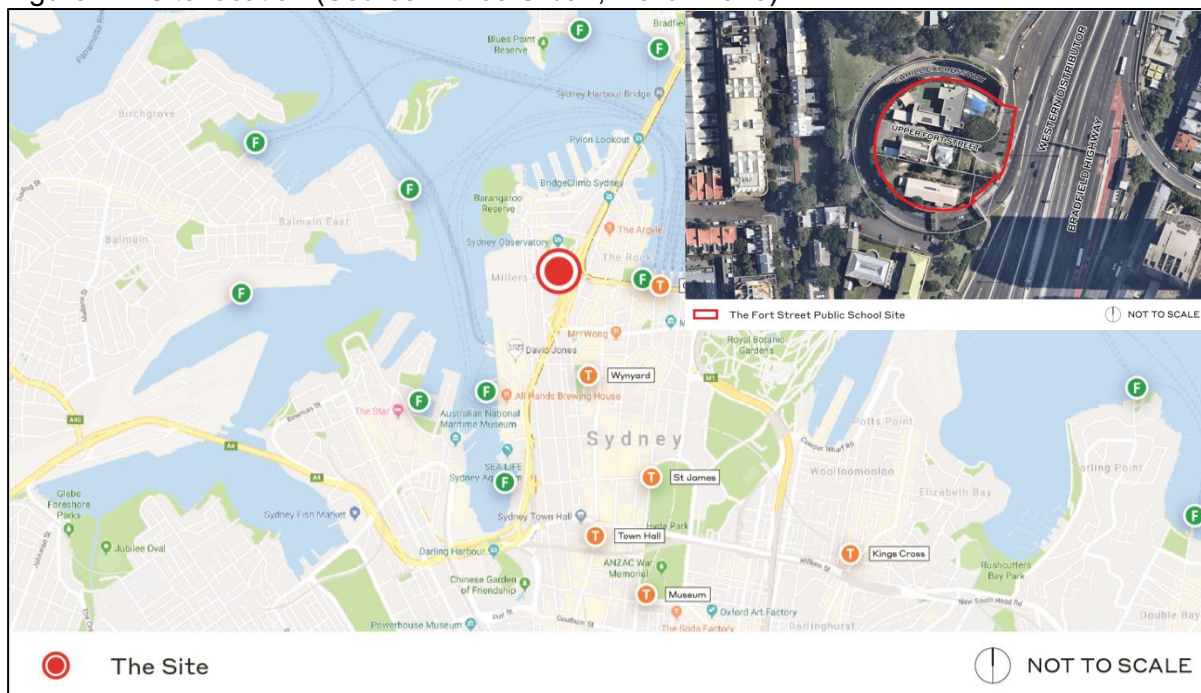


- Construction of one new building on the western part of the site for a staff room
- Construction of two new, interconnected school buildings on the southern third of the site
- Construction of a new communal hall and canteen building
- Landscaping:
  - Landscaping works throughout the site, including 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 was approved by DPE on the 16 June 2023. 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 fulfil 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
- Other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination)
  - For the current audit, consultation with the Department identified additional audit scope to be considered and addressed specifically relating to incidents and non-compliances in relation to the heritage boundary wall, parquet flooring and out of hours works.

## 1.7. Audit Period

This Audit Report presents the findings from the fourth independent audit for the Project covering the period from 4 February 2023 to 27 July 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 (28 July 2023)	<p>Please see the below additional focus areas;</p> <p>There has been a number of incidents and non-compliances, including damage to a heritage wall and removal of heritage parquet flooring. Please include review of these non-compliances (and incidents) including but not limited to</p> <p>Is the conservation management plan being followed?</p> <p>Is the conservation management plan fit for purpose?</p> <p>Is there suitable guidance for workers to ensure heritage items are not damaged?</p>	<p>Review of the following documentation relating to the two specific heritage items and heritage management generally:</p> <ul style="list-style-type: none"> <li>• EIS (Ethos Urban March 2020)</li> <li>• EIS Appendix T – Heritage Impact Statement (Curio Projects 11 March 2020)</li> <li>• EIS Appendix V – Conservation Management Plan (Curio Projects 17 March 2020)</li> <li>• Correspondence between the proponent and Heritage NSW (various)</li> <li>• Final Archaeological Research Design (Curio Projects April 2021, Rev 3 Issue 7) aka Archaeological</li> </ul>

Stakeholder	Comment	How Addressed
	<p>Are staff appropriately inducted in heritage protection?</p> <p>There has been an incident of out of hours works occurring. Please include a review of the checks and practices in place (both now and at the time of the out of hours works). The review should identify:            What hold points exist prior to conducting out of hours works?            If there the check points are suitable to ensure that out of hours works do not occur without appropriate approvals?            Is there suitable guidance (including inductions) for staff on out of hours works?</p>	<p>Research Design and Excavation Methodology per CoC B32.</p> <ul style="list-style-type: none"> <li>• Construction Environmental Management Plan (Rev F, Lend Lease 27/06/2023)</li> <li>• SSD 10340 Consent Instrument</li> <li>• Construction Noise and Vibration Management Plan Rev 5 (Stantec, 28 April 2021)</li> <li>• Construction Traffic Pedestrian Management Sub Plan Rep-02 Rev A (Arup 21 April 2021)</li> <li>• SSD 10340 Conditions of Consent (as modified)</li> </ul> <p>Address of DPE Compliance additional audit scope request has been included in section 3.10.</p>
<p><b>City of Sydney Council</b></p>	<p>In response to your email below, the City advises the following:</p> <ul style="list-style-type: none"> <li>• There have been no construction traffic issues.</li> <li>• There have been no specific noise-related concerns.</li> <li>• There is a sewer discharge the City had from a manhole cover recently, however there was no evidence that it was linked to the works on site. Sydney Water attended and fixed.</li> </ul>	<p>NA</p>

### Review of Complaints Register

A review of documentation identified various means of registering a complaint for the development. Complaints may be recorded via the project's website [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au) or alternatively to the dedicated project 1300 Community Hotline number or to 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 27 July 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:

- Brandon Lesleighter (Lendlease, Senior Project Manager)
- Michael Power (Lendlease, Senior Project Engineer)
- Adam Middleton (Lendlease, Senior Manager)
- Fatima Asili (Assistant Project Manager, RP Infrastructure)
- Matthew Spooner (External Project Manager, RP Infrastructure)
- Karissa Kendall (Project Director, SINSW)
- Richard Johnson (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:

- Brandon Lesleighter (Lendlease, Senior Project Manager)
- Michael Power (Lendlease, Senior Project Engineer)
- Adam Middleton (Lendlease, Senior Manager)
- Fatima Asili (Assistant Project Manager, RP Infrastructure)
- Matthew Spooner (External Project Manager, RP Infrastructure)
- Karissa Kendall (Project Director, SINSW)
- Richard Johnson (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 27 July 2023. Interviews assisted with verifying the compliance status of the Project.

#### 2.7. Site Inspection

An onsite inspection of the entire project site, as far as was accessible due to mobile plant operation constraints, was carried out on 27 July 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 18 September 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. The following evidence were provided in response to the draft and auditor consideration identified:

Table 2-2 Response to Draft Audit Report

Condition	Project Additional Evidence	Auditor Consideration
A25	DPE notified at time of confirmation of non-compliance.	Evidence accepted.
A31	CEMP submission evidence provided.	Evidence accepted.
B4	Certifier satisfaction evidence provided.	Evidence accepted.
B17	CEMP submission evidence provided.	Evidence accepted.
B32	Issue 5 submission provided.	Partial evidence accepted. No change to compliance status.
B50	Original notification provided.	Changed to observation.
B51	Clarification on RSA content provided.	Evidence accepted.
C25	Updated record provided.	Evidence accepted.
C42	Clarification on excavation works timing.	Evidence accepted.
C46	Audit response submission provided.	Evidence accepted.

### 3. AUDIT FINDINGS

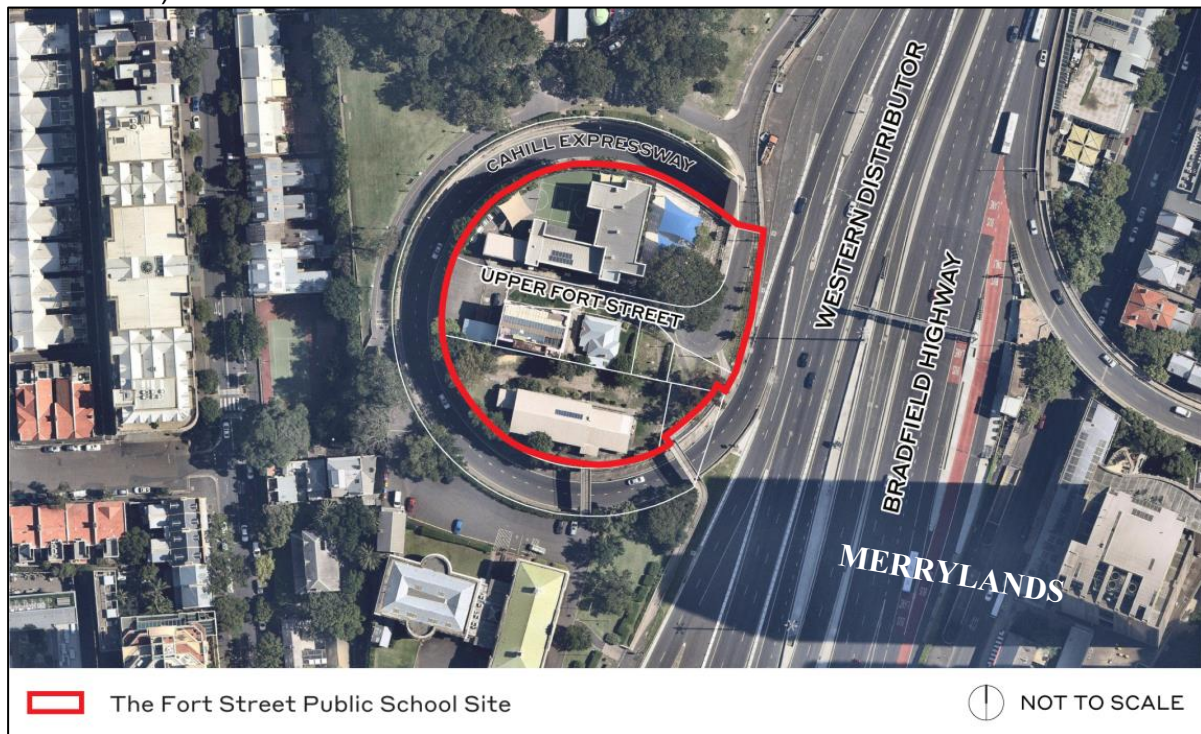
This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

#### 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
<b>Environmental Impact Statement</b>	Ethos Urban, March 2020
<b>State significant development consent instrument</b>	SSD 10340 dated 07/10/2020 Modified Consent dated 22/12/21
<b>A9 Staging Report</b>	Staging Report (Lendlease, Rev 7, 22/09/2021)
<b>A10/11 Staging Report</b>	Staging Report (Lendlease, Rev 8, 14/02/2022)
<b>B6 Dilapidation Report</b>	Dilapidation Report (28/04/2021)
<b>B15 Demolition Control Plan</b>	Demolition Control Plan (SalCorp Civil, Rev 1.1, 08/06/2021)
<b>B17 The Construction Environmental Management Plan</b>	Construction Environmental Management Plan (Construction Stage 1 and 2_CEMP_FSPS_Revision F, LendLease 27/06/2023)
<b>B18 The Construction Traffic and Pedestrian Management Sub-Plan</b>	Construction Traffic and Pedestrian Management Sub-Plan (ARUP, Rev A, 21/04/2021)
<b>B19 The Construction Noise and Vibration Management Sub-Plan</b>	Construction Noise and Vibration Management Plan (Stantec, Rev 005, 28/04/2021)
<b>B20 The Construction Waste Management Sub-Plan</b>	Construction Waste Management Plan (Lendlease, Rev 3, 05/11/2020)
<b>B21 Construction Soil and Water Management Plan</b>	Construction Soil and Water Management Sub Plan (JBS&G, Rev 6, 30/09/2021)
<b>B44 Arboricultural Development Impact Assessment Report</b>	Arboricultural Development Impact Assessment Reports (Birds Tree Consultancy, Rev F, 25/01/2021)
<b>B51 Road Safety Audit</b>	Road Safety Audit dated 19/08/21 Ref: JN22008_Report01 Rev02 - Lendlease FSPS Construction
<b>C4 Site Sign-in Register</b>	Sighted Avetta Onsite Hours Report for 14-15/06/2023.
<b>C27 Emergency Response Management</b>	Emergency Response Management Sub Plan Issue No: 3.4 20/12/21
<b>C38 Site Contamination</b>	Sighted Remediation Action Plan Rev 0 (JBS&G 14/10/19)
<b>C46 Proponent Response to Independent Audit</b>	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) IA #4 Responses (School Infrastructure, Rev 1, 17 May 2023)

Table 3-2 Construction site document list

Document	Details and Observation
<b>Equipment Induction Records</b>	Lendlease plant and equipment certification stickers (including last service details) were observed on items of plant. See Appendix G - Photo Log.  Sighted Service Inspection Report 39055 dated 29/5/23 for Dieci unit # 1629.  Sighted service history for Dieci Unit 1629 through to 27 July 2023.  Sighted 500 hr service record Work order A13563 on 21 March 2023 for Yanmar Vloss 613 undertaken by EEA.
<b>Site Induction</b>	Environment, Health & Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023.
<b>Site Materials Tracking Register</b>	Lendlease - FSPS - Waste Summary Report - Upper Fort St - 1/01/2021-31/07/2023. Waste tracking includes identification and quantification of recycled material.

Document	Details and Observation
	Sighted waste tracking register for period 30/06/2023- 21/08/2023. Waste tracking register includes classification, transporter and quantification data.
<b>Erosion and Sediment Control</b>	Sighted EHS FSPS Committee Site Walk for 21/03/2023.  Sighted EHS Weekly site inspection Form for 13/06/2023.  Sighted EHS Weekly Site Inspection Form for 13/07/2023.

### 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
<b>A2</b>	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.  <b>Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.</b>	Non-compliances to be reviewed and appropriate corrective actions to be implemented and documented.  Any consequential updates to management plans, or other site documentation to be effected.	Open
<b>A24</b>	Observation	It is noted that the Induction does not directly reference the Consent instrument or the respective CEMP/subplans. While the content is generally covered on the slides - and the spoken/discussed content may include reference to the consent instrument and CEMPs, consideration should be given to an explicit consent/CEMP reference on the compliance slide (slide 5); noise slide (slide 16) and the environment slide (slide 17) (and perhaps others).	Consideration should be given to the inclusion of express referencing to the consent instrument, the CEMP and subplans where relevant.	Open
<b>A26</b>	Non-compliance	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Current non-compliance closed.  Timing obligations need to be tracked when triggered.	Closed

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<b>Incident report subsequently issued to DPE outside the 30-day requirement of Appendix 1.</b>		
<b>A27</b>	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><b>Notifications made outside the prescribed notification period.</b></p>	<p>Current non-compliance closed.</p> <p>Timing obligations need to be tracked when triggered.</p>	Closed
<b>B30</b>	Observation	Heritage item management information included in the induction contained in the Archaeological Research Design and Excavation Methodology report (Curio, April 2021) has been summarised within the FSPS Induction presentation. The summary may not impart the sensitivity or specific controls required when working around identified heritage items (refer s7.3 and Appendix 9.3).	Review requirement for any specific controls to be incorporated in the site induction.	Open
<b>B32</b>	Non-compliance	<p>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.</p> <p><b>No evidence of submission of Issue 7 to Heritage NSW.</b></p>	Evidence of Issue 7 submission to Heritage NSW has been provided outside the audit period.	Closed
	Observation	Record tracking would be easier across correspondence and documents where either an issue or rev number only is used.	For consideration.	Open

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
	Observation	While the ARDEM relates to archaeological relics, it's content talks to management of heritage items, and the curtilage of heritage items as well. The consent requirement does not extend the application of the ARDEM to non-archaeological items, however, content within the ARDEM (notably sections 5, 7.3, 9.2.3, 9.2.4 and 9.3) may be seen to blur the lines between archaeological monitoring and recovery via demolition and excavation and civil works on site generally.	Consider application of ARDEM requirements to works adjacent and proximate to known heritage structures.	Open
<b>B50</b>	Observation	Alternate informal path being warn across landscaped areas adjacent to National Trust car park was identified, with some domestic littering associated with its use.	Where an alternate path has been initiated by pedestrians/cyclists a directive sign should be installed and the area routinely inspected for littering to maintain the clean and tidy state required by the TA 2023 397.2.	Open
	Observation	During a review of the Project website, it was identified that the notification for the closure of the temporary shared pathway (29/3/23 - August 2023 - diversion for cyclists and pedestrians) was dated 30 March 2023. This notification does not meet the 7-day minimum notification required by TA 2023 397.2. In response to the draft audit a PDF'd notification was provided dated 22 March 2023, satisfying the 7-day requirement. However, while historic notifications are available on the Project website this notification is not visible. It is unable to be verified that this notification was published.	Historic notifications should be retained on the Project website so that compliance with timing requirements is able to be verified.	Open
<b>C4</b>	Non-compliance	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.	Current non-compliance closed.  Pre-work approval obligations need to be tracked when triggered	Closed

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>No work may be carried out on Sundays or public holidays.</p> <p><b>Construction works undertaken outside of prescribed construction hours without an approval covering the works.</b></p>		
C6	Non-compliance	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(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</p> <p><b>Construction works undertaken outside of prescribed construction hours without an approval covering the works.</b></p>	<p>Current non-compliance closed.</p> <p>Pre-work approval obligations need to be tracked when triggered</p>	Closed
C9	Non-compliance	<p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p> <p><b>CEMP review and revision requirements (section 10) are not being implemented in accordance with the stated CEMP requirements, i.e. a revision being prepared every 3 months.</b></p>	<p>The self-imposed requirement appears onerous and consideration should be given to amending it to avoid future non-compliances.</p>	Open

### 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
<b>March 2023 Previous Audit Open Findings</b>				
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><b>Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.</b></p>	<p>Action and close out the identified non-compliances in this audit report.</p> <p>Proponent Response to Independent Audit Findings #4 identifies that identified non-conformances have been closed out.</p>	Closed.
A30	Non-compliance	<p>Within three months of:            (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>Proponent Response to Independent Audit Findings #4 identifies that:</p> <p>Condition was satisfied with a notice issued to DPE 28 March 2022 (SSD-10340-PA-38) and a review was undertaken by the Contractor and confirmed in writing on 7 April 2022 a revised Staging Plan, Contract Programme &amp; Construction Programme had been prepared by the Contractor based on the Modification.</p>	Closed

Ref.	Type	Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p><b>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.</b></p>		



### 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 Noise and Vibration Management Plan
- Construction Traffic Pedestrian Access Management Plan.

The management plans are considered adequate for the works being undertaken and are consistent with consent expectations (Appendix B). Consideration should be given to revising content that creates unnecessary obligations for the project (i.e., 3-monthly revisions of the CEMP). On review of the incidents with heritage items, and pending the outcomes of the review, consideration could be given to introducing additional controls or oversight of works proximate to heritage items.

### 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
<b>Air</b>	No dust emissions were observed during site inspection 27/07/2023.
<b>Noise</b>	The NSW Department of Education – School Infrastructure Complaint Register for the project was viewed online on the 27/07/2023. The complaints register was last updated on the 22/08/2023.  No complaints related to noise have been received.  No out of hours works provisions are included in the CNVMP.
<b>Land (ErSed and Contamination)</b>	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.
<b>Water</b>	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
<b>Waste</b>	<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 27/07/2023 see photo Log Appendix G.</p> <p>During the site inspection several containers were identified stowed under a building, on the ground surface and not in any form of containment (bund or storage). On review of the items after the site visit, they were found to include 'Norglass' epoxy thinner and cleaner and an unidentified Dulux product containing naphtha – both which are highly flammable. A review of the SDS for the Norglass product identified it is ecotoxic and that storage requirements included keeping the product in a locked, ventilated and cool container. The storage of these materials in this manner is in contradiction to the FSPS induction Slide 18 (refer Photo Log – Appendix G Photo Log).</p>
<b>Heritage</b>	<p>No new heritage items discovered during the audit period.</p> <p>Damage to heritage boundary wall incident reviewed (refer response to DPE additional Audit scope: 3.10).</p> <p>Removal of parquetry floor incident reviewed (refer response to DPE additional Audit scope: 3.10).</p>
<b>Traffic</b>	<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 27/07/2023.</p> <p>Following complaints were received during the reporting period:</p> <ul style="list-style-type: none"> <li>- 13/03/2023 related to signage hazard. SINSW advised that the shade cloth on the temporary shared pathway had been re-attached to the fencing.</li> <li>- 13/04/2023 related to cyclist diversion signage. SINSW advised that the signage at the corner of Kent St and Argyle St was updated on 14 April 2023 to clarify that cyclists should use the road.</li> <li>- 10/05/2023 related to driving by contractor on public road. SINSW advised that the contractor had reminded project sub-contractors of their obligations to be safe and considerate in the community. It could not be confirmed that the car and driver referenced in the complaint were part of the Fort Street Public School upgrade project.</li> </ul>
<b>Flora/Fauna</b>	<p>Tree protection, identification, and signage in place. See Photo Log in Appendix G.</p>

### 3.8. Complaints

The NSW Department of Education – School Infrastructure Complaint Register for the project was viewed online on the 27 July 2023. The complaints register was last updated on the 22 August 2023.

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

A complaint was received on 13 March 2023 via email in relation to the signage hazard. SINSW advised that the shade cloth on the temporary shared pathway had been re-attached to the fencing. The complaint was closed.

A complaint was received on 13 April 2023 via email in relation to cyclist diversion signage. SINSW advised that the signage at the corner of Kent St and Argyle St was updated on 14 April 2023 to clarify that cyclists should use the road. The complaint was closed.

A complaint was received on 10 May 2023 via SINSW website in relation to driving by contractor on public road. SINSW advised that the contractor had reminded project sub-contractors of their obligations to be safe and considerate in the community. It could not be confirmed that the car and driver referenced in the complaint were part of the Fort Street Public School upgrade project. The complaint was closed.

### 3.9. Incidents

The Project identified one reportable incident during the audit period. Sighted notification to Heritage NSW dated 17/06/2023 and to DPE dated 19/06/2023 (Ref DOC23/1001699) reporting an incident that occurred on Friday 16/06/2023. Partial collapse of 2.5m section of Heritage Wall.

The DPE was not notified immediately as per condition A25. No response from DPE had been received at time of audit.

The Contractor appointed a Heritage Consultant who, in conjunction with structural engineers, assessed the Heritage Wall. Advice from the heritage consultant recommended works be undertaken to ensure area safety and mitigate further damage to the Heritage Wall. The methodology for these works is being finalised for submission to Heritage NSW/ City of Sydney Council.

Subsequent notification was provided to Heritage NSW on 17/06/2023. Heritage NSW responded to the incident notification advising that 'there is no requirement to notify under standard exemption' on 22/06/2023.

Sighted subsequent notification and information in accordance with A26 to DPE dated 24/08/2023 (Ref DOC23/1392752). The report notes that regarding SSD 10340 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*".

Compliance with CoC A25 has not been demonstrated. Compliance with CoC A26 has been demonstrated.

DPE has requested additional audit scope be prepared to review the incidents associated with the heritage boundary wall, the parquetry floor removal and the conduct of out of hours works (refer 3.10).

### 3.10. Additional Audit scope

Additional audit scope was requested to be addressed by DPE in response to audit consultation.

DPE identified in its emailed correspondence of 28 July 2023 (Appendix D Consultation Records additional focus areas for the audit as follows:

- Review of heritage non-compliances (and incidents) including but not limited to:
  - Is the conservation management plan being followed?
  - Is the conservation management plan fit for purpose?
  - Is there suitable guidance for workers to ensure heritage items are not damaged?
  - Are staff appropriately inducted in heritage protection?
- Review of an incident of out of hours works occurring including review of the checks and practices in place (both now and at the time of the out of hours works). The review should:
  - Identify what hold points exist prior to conducting out of hours works?
  - If there the check points are suitable to ensure that out of hours works do not occur without appropriate approvals?
  - Is there suitable guidance (including inductions) for staff on out of hours works?

Review of these items is presented below.

#### *Heritage Non-Compliance/Incidents*

Two incidents relating to heritage items were identified during the audit period. The first related to the removal of parquet flooring due to perceived risks to workers. The second related to partial collapse of a heritage boundary wall.

The following documents (in addition to the incident notifications themselves) were reviewed in respect of the identification of controls and management strategies for heritage items:

- EIS (Ethos Urban March 2020)
- EIS Appendix T – Heritage Impact Statement (Curio Projects 11 March 2020)
- EIS Appendix V – Conservation Management Plan (Curio Projects 17 March 2020)
- Correspondence between the proponent and Heritage NSW (various)
- Final Archaeological Research Design (Curio Projects April 2021, Rev 3 Issue 7) aka Archaeological Research Design and Excavation Methodology per CoC B32
- SSD 10340 Consent Instrument (as modified)
- Construction Environmental Management Plan (Rev F, Lend Lease 27/06/2023).

- Environment, Health & Safety Induction FSPS Issue 3.0 31/01/2023 Project Revision 1.0 (Lend Lease)
- Phase D6: Construction Documentation Schedule of Conservation Works (Purcell 10 September 2021) Rev 6

The review was intended to identify any documented controls or procedures for management of works on or proximate to heritage items. The review of the listed documents identified that there were no clear management controls or requirements pertaining directly to management of known heritage items.

Across the suite of documents there was clear identification of the significance of heritage items and their fabric, and identification that FSPS development works would be undertaken on or within the items that would affect the fabric, but not the overall heritage significance.

It was identified that the suite of documents reviewed were not directly purposed for heritage item management (as opposed to archaeological item management) during the broader construction staging of the FSPS development. However, relevant content that could be utilised for management and control of construction activities within each of these documents has been extracted and provided in Appendix F DPE Consultation Review Items

The Conservation Management Plan (CMP) was not intended to be the management plan for control of construction activity impacts on heritage items. The clearly stated purpose is identified in the Executive Summary:

*“The aim of this revised CMP is to provide a clear foundation and operational policies to guide and support the day to day, and future, site function and uses of the FSPS site, within the context of the site’s cultural heritage significance.”*

**In terms of addressing the DPE’s requested assessment of the Conservation Management Plan and, noting the approval of the Conservation Management Plan Rev 3 Issue 7 by DPE, it is considered that the Conservation Management Plan is being followed and is fit for purpose, noting its purpose does not appear to be inclusive of the current FSPS development construction activities.**

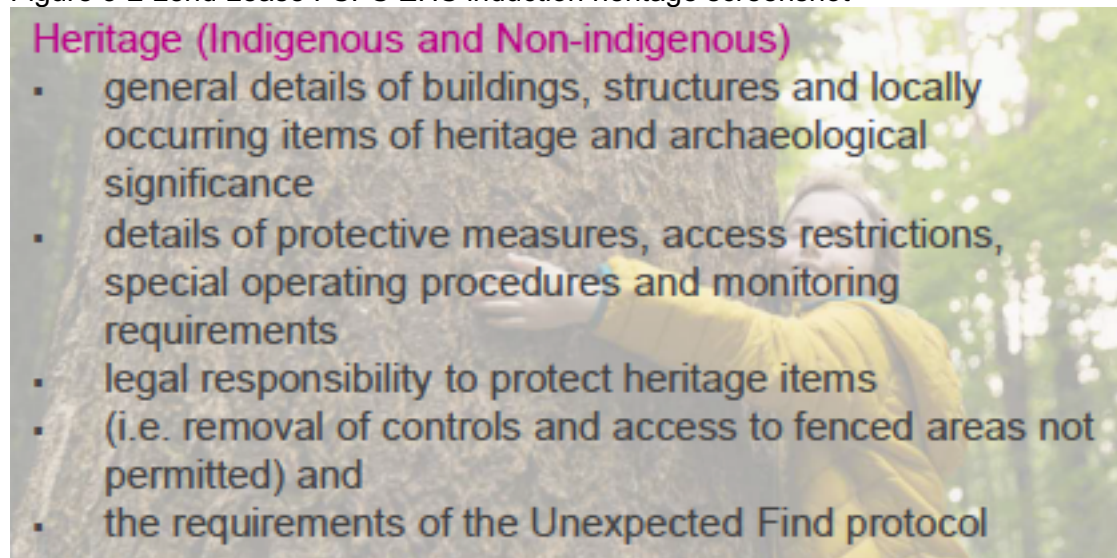
From the extracted content provided in Appendix F DPE Consultation Review Items across the suite of documentation, there are identified policies, strategies and controls that would be appropriate for FSPS development construction activities, however, there is nothing in the EIS, HIS, consent instrument or CEMP that suggests, directs or compels this consideration.

In terms of guidance for workers to prevent damage to heritage items there are two primary sources of information. The site induction (Environment, Health & Safety Induction FSPS Issue 3.0 31/01/2023 Project Revision 1.0 (Lend Lease)) and Construction Documentation Schedule of Conservation Works (10/9/2021) Rev 6.

Section 7.3 of the Archaeological Research Design and Excavation Methodology (ARDEM) per CoC B32 (Final Archaeological Research Design (Curio Projects April

2021, Rev 3 Issue 7)) identifies a broad induction program to be prepared and approved by the Excavation Director and presented to all relevant on-site personnel by the Primary Excavation Director. The Lend Lease FSPS EHS induction is much more succinct and is presented as follows:

Figure 3-2 Lend Lease FSPS EHS induction heritage screenshot



While less detailed than the archaeological induction for excavations in the ARDEM, the Lend Lease FSPS EHS induction identifies inclusion of specific talking points on the details of heritage items and detailing “protective measures, access restrictions, special operating procedures and monitoring requirements”. The spoken and discussed content in delivery of the Lend Lease FSPS EHS induction was not verified during the audit.

Based on the reviewed and referenced information it is considered that there is suitable guidance available to workers to avoid impact to heritage items. It is also considered that the induction mechanisms in place are appropriate for identifying and detailing heritage items and controls, protection measures, and operating procedures.

In the absence of reviewing any verbal content that accompanies the documented induction, or any competency assessments performed for staff attending the Lend Lease EHS FSPS induction, the auditor is unable to advise the DPE as to whether staff are appropriately inducted. The auditor can advise that the mechanisms and information were available to appropriately induct staff.

Overall, there is a general absence of specific documented controls or procedures relating to known heritage items within the EIS, consent instrument, CEMP and at least the documented form of the induction, beyond the demolition and excavation stage (ARDEM) of the project for non-archaeological items and consideration of future operations and management of the FSPS site (CMP). Documented information pertaining to heritage controls is spread across multiple documents

indicating applicability to stages of the works limited by demolition and excavation and future operational use.

Neither the EIS, consent instrument or management plans applicable to the current stage of works include discernible hold points to performing works in, on or in the vicinity of identified heritage items. Such hold points may be identified within the content delivery of the Lend Lease FSPS EHS induction.

### *Out of Hours Work Incident*

An out of hours works incident was reported to DPE on 18 April 2023. The incident occurred following a request for, and receipt of, approval to conduct out of hours works (OOHW) submitted on 29 March 2023 and approved by DPE on 30 March 2023 for works to be undertaken on 2 April 2023.

Due to inclement weather the works did not proceed on the 2 April 2023. The Department of Education submitted a request to DPE on 13 April 2023 to revise the approved out of hours request to undertake on “one evening between 16 – 18 April 2023. Notification for the subsequent OOHW was issued on 13 April 2023.

No subsequent approval from DPE was received prior to the OOHW being undertaken on 16 April 2023.

Documentation reviewed for this additional audit scope comprised:

- SSD 10340 Consent Instrument (as modified)
- Construction Environmental Management Plan (Rev F, Lend Lease 27/06/2023)
- Construction Noise and Vibration Management Plan Rev 5 (Stantec, 28 April 2021)
- Construction Traffic Pedestrian Management Sub Plan Rep-02 Rev A (Arup 21 April 2021)
- Environment, Health & Safety Induction FSPS Issue 3.0 31/01/2023 Project Revision 1.0 (Lend Lease)

SSD 10340 consent instrument identifies the construction hours regime in conditions C4 – C7 as follows:

#### **Construction Hours**

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.

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.

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.

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.

Under the consent, performing out of hours works does not of itself trigger the requirement for an approval from DPE. No approval for out of hours works from DPE is required in the following circumstances:

- 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.
- Where works are required to be undertaken outside of construction hours in 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

In any other circumstance, approval in advance, in writing from the Planning Secretary is required.

The CEMP (Rev F) identifies (refer EMP Preparation Checklist) that environmental management hold points (in a general sense) are included at section 4.7 of the CEMP. The hold points identified at section 4.7 relate solely to site remediation and waste management activities and do not cover out of hours works approvals.

Out of hours works are considered at section 2.5.1 of the CEMP, as follows (emphasis added):

#### *2.5.1 Hours of Work*

In accordance with the Conditions of Consent, the FSPS working hours will be;

- (a) Monday to Friday: 7.00am – 6.00pm;
- (b) Saturday: 8.00am – 1.00pm
- (c) Sunday and public holidays: No work
- (d) Out of hours: In accordance with SSSA conditions

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.



In respect of any Cahill Expressway shutdown:

Lendlease will agree the process with SINSW, Transport for New South Wales (TfNSW), Transport Management Centre (TMC), Roads and Maritime Services (RMS) and The City of Sydney Council to address the approvals and additional measures required **prior to scheduling any out of hours works.**

Appendix B of the CEMP identifies roles and responsibilities for implementation of the CEMP. There is no clearly articulated responsibility for assessing or acquiring out of hours works approvals. There are distributed responsibilities around implementing, communicating and co-ordinating the implementation of the CEMP.

There are also responsibilities identified to ensure implementation, identifying environmental risks, and to stop works. Any of these allocated responsibilities would be applicable to management of out of hours works in accordance with the consent instrument and the CEMP and sub-plans.

Out of hours works are identified in section 2.2 of the Construction Traffic Pedestrian Management Sub Plan Rep-02 Rev A (Arup 21 April 2021) (CTP) which states:

*“Applications for ‘out of hours’ works will be considered on a case by case basis. All out of hours applications will need to be approved by the relevant authority.”*

At 7.2 (Vehicle Movements) of the CTP it is stated:

*“Materials would be delivered, and spoil removed during standard construction hours. Out of hours works may be undertaken, however, this will require an application to the relevant authority and will be assessed on a case by case basis as outlined in Section 2.2;”*

The Construction Noise and Vibration Management Plan Rev 5 (Stantec, 28 April 2021) at section 5.4.1 identifies :

It should be noted that for some periods of out of hours construction show minor exceedances of a maximum of 2dB(A). However, it is noted that a 2dB increase is not a perceivable change.

There are no defined hold points identified in any of the existing management plans. There are no clear responsibilities allocated to site roles for assessing and acquiring any necessary approvals to enable out of hours works to commence. There are general environmental responsibilities identified across various roles in the CEMP to ensure compliance with the consent, implementation of the CEMP and sub-plans, assess environmental risk and to stop works, each of which could be applicable to the management of out of hours works.

The Environment, Health & Safety Induction FSPS Issue 3.0 31/01/2023 Project Revision 1.0 (Lend Lease) does identify in its “Noise and You” slide (slide 16) that there are approved working hours. The provided verbal commentary that is provided with this slide was not able to be verified.

Figure 3-3 FSPS Environment Induction noise slide

PART B – WORKPLACE SPECIFIC
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## Noise and You

**Table 2: Common noise sources and their typical sound levels**

Typical sound level in dB	Sound source
140	Jet engine at 30m
130	Rivet hammer (pain can be felt at this threshold)
120	Rock drill
110	Chain saw
100	Sheet-metal workshop
90	Lawn-mower
85	Front-end loader
80	Kerbside Heavy traffic Lathe
70	Loud conversation
60	Normal conversation
40	Quiet radio music
30	Whispering
0	Hearing threshold

Managing Noise and Preventing Hearing Loss at Work Code of Practice

Follow the requirements of the Workplace/Site EHS Rules

- Commercial radios not audible at workplace boundaries;
- CB radio to be used with the truck cabin doors closed;
- No unnecessary loud voices;
- Keep voices low and avoid bad language;
- Keep truck reversing to a minimum;
- Avoid slamming doors;
- Use noise reduction barriers where required;
- Trucks and plant are not left idling in streets unless required to maintain electrical power;
- Minimise use of engine braking;
- Extra care to be taken to minimise noise while loading or unloading trucks with materials or equipment;
- Silencing equipment to be used at all times and under all circumstances;
- Approved working hours

The content in the induction and the content included in the CEMP and CTP identify the mechanism to guide site staff understanding of conducting works outside of hours exists.

### 3.11. Site Inspection

A site inspection as part of the audit was undertaken on 27 July 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.

### 3.12. 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.

### 3.13. 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 fifth 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
- 99 CoC were assessed as compliant
- 7 non-compliances were identified against the CoC
- 6 observations were identified.

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
<b>Conditions of Consent - Modification 1 SSD 10340 Approved 22/12/2021. Modification 2 SSD 10340 Approved 16/06/2023</b>						
<b>Obligation to Minimise Harm to the Environment</b>						
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.			
<b>Terms of Consent</b>						
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.  <b>Non-compliance: Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.</b>			
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.			
<b>Limits of Consent</b>						
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.			
<b>Prescribed Conditions</b>						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	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 27/07/2023.  Achievement demonstrated by findings of this audit.	Compliant.			
<b>Planning Secretary as Moderator</b>						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Project noted during site interview on 27/07/2023 that no resolutions have been provided by the Planning Secretary to date.	Not triggered.			
<b>Evidence of Consultation</b>						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g.: - 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.			
<b>Staging</b>						

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.  Staging being implemented - no additional stages requested.	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).  Works observed on site appear to align with the staging report. Interviews on 27/07/2023 identified that Stage 4 works are yet to commence.				
<b>Staging, Combining and Updating Strategies, Plans, Programs or Drawings</b>						
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).  No change to staging.  CEMP Rev F 27/06/2023 changes to responsibility/management team and response to mods. Mod didn't trigger changes to inductions.	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.			
<b>Structural Adequacy</b>						
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&amp;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.			
<b>External Walls and Cladding</b>						
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted 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.			
<b>Applicability of Guidelines</b>						
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 27/07/2023 that there were no directions issued by Secretary.	Not triggered.			
<b>Monitoring and Environmental Audits</b>						
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&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	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.			
<b>Access to Information</b>						



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A23	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Reviewed applicant's website on 24/07/23 and 01/09/23. <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/ffort-street-public-school.htm#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/ffort-street-public-school.htm#category-reports</a>. Documents available include:</p> <ul style="list-style-type: none"> <li>- Development Consent (A23)</li> <li>- Approved plans (A2)</li> <li>- Complaints Register - sighted for August 2023, includes three complaints from within reporting period- all complaints closed.</li> <li>- CEMP Rev F dated 27/06/23 (B17)</li> <li>- CTPMP (B18) - REP-02 Rev A 21/04/21</li> <li>- CWMP (B20) - Rev 3 05/11/20</li> <li>- CSWMP (B21) - 59861/134281 (Rev 6) 30/09/21</li> <li>- Community Communication Strategy (B12) - March 2021</li> <li>- Staging Report (Rev 8 14/02/2022) (A9) - sighted</li> <li>- Independent Audit #4 (C46) - sighted</li> <li>- Proponents Response to Independent Audit Findings #4 (C46) - sighted</li> <li>- Driver Code of Conduct (B22) - sighted</li> </ul> <p>Contact details are provided for feedback and enquiries.- directed back to SINSW</p> <p>The auditees advised during site interviews 27/07/23 that there have been no directions from the Secretary.</p>	<p>Compliance has not been demonstrated.</p>			
<b>Compliance</b>						
A24	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Sighted Fort Street Public School CEMP Construction Stage 1 to 5 (ref: 20629_CEMP_FSPPS_Revision E) (LendLease 29/06/22) Section 4.5 identifies:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- The Construction Manager will coordinate the environmental training.</li> <li>- All personnel (including sub-contractors) are required to attend a compulsory site induction that includes an environmental component prior to commencement on-site.</li> <li>- The EHS Coordinator (or delegate) will conduct the environmental component of the site inductions.</li> <li>- A record of all inductions will be maintained and kept on-site.</li> <li>- Toolbox talks are used to ensure environmental awareness continues throughout construction.</li> </ul> <p>Sighted Environment, Health &amp; 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. No change to induction as of 27/07/2023.</p> <p>It is noted that the Induction does not directly reference the Consent instrument or the respective CEMP/subplans. While the content is generally covered on the slides - and the spoken/discussed content may include reference to the consent instrument and CEMPs, consideration should be given to an explicit consent/CEMP reference on the compliance slide</p>	<p>Compliance with this condition has been demonstrated.</p> <p><b>Observation:</b>  <b>Consideration should be given to the inclusion of express referencing to the consent instrument, the CEMP and subplans where relevant.</b></p>			
<b>Incident Notification, Reporting, Response</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.	<p>Notification was provided to Heritage NSW on 17/06/2023. On the 22/06/2023 Heritage NSW responded to the incident notification advising that 'there is no requirement to notify under standard exemption.'</p> <p>Sighted incident notification to DPE on the 19/06/2023 (DOC23/1001699). Notification identified that a partial collapse of 2.5m section of heritage wall occurred on the 16/06/2023.</p> <p>Notification of the incident on 17/06/2023 to Heritage NSW. DPE was not notified of the incident until the 19/06/2023. On Monday 19 June 2023 advice was sought from DPE which confirmed the movement was a reportable incident to DPE. Notice to DPE was issued the same day.</p> <p>No response from DPE had been received at time of audit.</p> <p>The Contractor appointed a Heritage Consultant who, in conjunction with structural engineers, assessed the heritage wall. Advice from the heritage consultant recommended works be undertaken to ensure area safety and mitigate further damage to the heritage wall. The methodology for these works is being finalised for submission to Heritage NSW/ City of Sydney Council, as advised during Site audit 27/07/23.</p>	Compliance with this condition has been demonstrated.			
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<p>Sighted submission of subsequent incident notification/ incident report with respect to Heritage Wall incident on the 16/06/2023 to DPE on the 24/08/2023 (DOC23/1392752).</p> <p>In accordance with Appendix 2.3. of the consent, the detailed incident report is to be provided to the Department, unless an alternative date is agreed. Detailed incident report was otherwise due to DPE on 19/07/2023. When raised during site interview (27/07/23), Project advice was it was waiting advice from DPE and its consultant to affirm methodology for making safe and mitigation.</p>	<p>Compliance with condition has not been demonstrated.</p> <p><b>Non-compliance:</b> Incident report subsequently issued to DPE outside the 30 day requirement of Appendix 1.</p>			
<b>Non- Compliance Notification</b>						
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 non-compliance notification to DPE on the 3/02/2023 (DOC23/214659). Notification identifies a non-compliance against CoC A2 for failing to carry out the development in accordance with the Construction Documentation Schedule of Conservation Works. The Construction Documentation Schedule of Conservation Works identifies that original timber floorboards and parquetry is to be retained within Building A. The Proponent's contractor (in October 2022) removed parquetry flooring due to perceived safety risks to workers. An additional non-compliance was notified against CoC A27 for failing to notify the Planning Secretary within 7 days of becoming aware of the non-compliance. Non-Compliance with CoC A2 was identified on the 11/01/2023 but was not notified until the 3/02/2023.</p> <p>Sighted non-compliance notification to DPE on the 22/05/2023 (DOC23/840845). Notification identifies a non-compliance (03/02/2023) against CoC C47 for failing to finalise an Independent Audit report/ Proponent response within 2 months of site inspection. An additional non-compliance was notified against CoC A27 for failing to notify the Planning Secretary within 7 days of becoming aware of the non-compliance. Non compliance with CoC C47 was identified on the 03/02/2023 but was not notified until the 22/05/2023.</p> <p>Sighted non-compliance notification to DPE on the 25/08/2023 (DOC23/1392772). Notification identifies a non-compliance</p>	<p>Compliance with the condition has not been demonstrated.</p> <p><b>Non-compliance:</b> Notifications made outside the prescribed notification period.</p>			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
		<p>against CoC A26 for failing to submit an incident report within the required timeframe. The incident occurred on the 16/06/2023 and the incident report was submitted on the 24/08/2023. The delay was the result of obtaining specialist investigations and subsequent reports. No non-compliance against A27 has been notified in respect of the report delay, which should have been identified as being required by 16/07/2023 and the A27 notification provided by the 23/07/2023.</p> <p>Sighted non-compliance notification to DPE on the 24/04/2023 (DOC23/690061). Notification identifies a potential non-compliance against CoC C4 for the undertaking road widening works by TfNSW (under an executed WAD) OOH. The works had been approved to occur on a different date (02/04/2023) but were deferred due to weather (16/04/2023). The works proceeded on alternative dates without DPE approval, although DPE was advised of the changed date (submitted request on 13/04/2023 to amend the approved out of hours request. Emailed DPE on 13/4/23 requesting priority assessment for OOHW approval. Request was acknowledged and further instructions were provided by DPE for this to occur. on 14/4/23 DPE was approached to confirm approval was imminent and SINSW was advised the approval was with the Director. Approval remains outstanding. 18/04/23 DPE requested confirmation from SINSW whether OOHW proceeded. DoE confirmed works undertaken on 16/04/2023). Notification of non-compliance should have been effected within 7 days of the 16/4/23, the non-compliance being identified in the absence of DPE approval. At the time that</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 on the 24/04/2023 (DOC23/690061) includes the requirements identified by A28.</p> <p>Notification to DPE on the 25/08/2023 (DOC23/1392772) includes the requirements identified by A28.</p> <p>Notification to DPE on the 22/05/2023 (DOC23/840845) includes the requirements identified by A28.</p> <p>Notification to DPE on the 3/02/2023 (DOC23/214659) includes the requirements identified by 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.			
<b>Revision of Strategies, Plans and Programs</b>						
A30	<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>Sighted notification from SINSW to DPE on 23/05/2023 (DOC23/840836) that following the submission of an independent Audit to Department on 18/05/2023, a review is being undertaken in accordance with CoC A30.</p> <p>Sighted notification from SINSW to DPE on 28/06/2023 (DOC23/1022949) that following the approval of Modification 2 on 16/06/2023, a review is being undertaken in accordance with CoC A30.</p> <p>Sighted notification from SINSW to DPE on 20/06/2023 (DOC23/1054778) that following the lodgement of an incident report on the 19/06/2023, a review is being undertaken in accordance with CoC A30.</p>	Compliance has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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>The CEMP (Rev F, Lendlease, 27/06/2023) has been updated to reflect the approval of SSD-10340-Mod-1 granted by DPIE on 22 December 2021 and SSD-10340-Mod-2 granted by DPE on 16 June 2023. See for reference Section 1.2. No Approval required under CEMP condition (B17) - requires submission to Certifier and copy to DPE for information.</p> <p>Sighted submission of CEMP Rev F to Certifier (26/07/2023, 49760386).</p> <p>Sighted submission of CEMP Rev F to DPE (30/6/2023, DOC23/1022944).</p> <p>Project confirmed site interview 27/07/2023 no directions issued by the Secretary.</p> <p>No other management plans or drawings have required revision during the reporting period.</p>	Compliance has been demonstrated.			
<b>Compliance Reporting</b>						
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	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.	Not triggered.			
A33	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.	NA.	NA.			
A34	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.	NA.	NA.			
A35	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.	NA.	NA.			
<b>Part B - Prior to Commencement of Construction</b>						
<b>Rooftop Design and Equipment</b>						
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>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> <p>(c) latest cc - dated. Works for the stage have commenced. Date commenced: to be provided.</p> <p>Sighted Group DLA Design Compliance Statement for;</p> <p>- Stage 1 Demolition (10/06/2021) GDL200380</p> <p>- Stage 2 Structural Slab Eastern Playcourt (12/08/2021) GDL200380.1</p> <p>- Stage 3 (12/11/2021) GDL200380.3</p> <p>- Stage 5 (08/04/2021) GDL200380.4</p> <p>- Stage 6 (17/11/2021) GDL200380.5</p> <p>- Stage 7 (Mod 2) Remainder of Works (26/07/2023)</p>	Compliance with this condition has been demonstrated.			
<b>Notification of Commencement</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.	Sighted receipt of lodgement of notification of construction commencement to DPIE, dated 21/05/2021.  Sighted acknowledgement of lodgement of notification of construction commencement to DPIE, dated 26/05/2021.  Sighted letter from SINSW dated 21/05/21 to DPIE notifying commencement of construction identified as 14/06/2021.	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.	Sighted receipt of lodgement of notification of Stage 1 construction commencement to DPIE, dated 21/05/2021. Sighted acknowledgement of lodgement of notification of Stage 1 construction commencement to DPIE, dated 26/05/2021.  Sighted correspondence (Post Approval Form_20220408011626) to DPE dated 08/04/22 notifying Stage 5 will commence 11/04/22.  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.  Re-issued a letter on 23/3/2023 - advising not started Stage 4 until 28/03/2023.  No update to staging plans were required during the reporting period.	Compliance with this condition has been demonstrated.			
<b>Certified Drawings</b>						
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.  Sighted submission of structural drawings to the Certifier on 14/10/2022 (LL-GCOR-007928/LL-GCOR-007413).  Sighted Certifier satisfaction with structural drawings on 24/10/2022 (LL-GCOR-007413).	Compliance has been demonstrated.			
<b>External Walls and Cladding</b>						
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.	Sighted letter from SINSW dated 21/05/21 to DPIE notifying commencement of construction identified as 14/06/2021.  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".  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.  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.  No change as a result of modification.	Compliance has been demonstrated.			
<b>Protection of Public Infrastructure</b>						

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				Compliant	Non-compliant	Not Triggered
B6	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(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);</p> <p>(c) submit a copy of the dilapidation report, signed by the Applicant and the photographer, to the Planning Secretary, Certifier and Council.</p>	<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> <p>Sighted executed Works Authorisation Deed (19/05/2022).</p> <p>Sighted Temporary Works Approval (City of Sydney Council, TA/2023/397) dated 3/08/2023 for the period 29 March 2023 until 29 November 2023.</p> <p>Sighted Road/Footway Opening Permit from City of Sydney Council (No. 45700) issued on 21/12/2022.</p> <p>Sighted the following ROLs:</p> <ul style="list-style-type: none"> <li>- Licence No. 2021786 for the period 2/04/2023- 3/04/2023</li> <li>- Licence No. 2021792 for the period 2/04/2023- 3/04/2023</li> <li>- Licence No. 2029628 for the period 16/04/2023- 17/04/2023</li> <li>- Licence No. 2029638 for the period 16/04/2023- 17/04/2023</li> <li>- Licence No. 2076110 for the period 9/07/2023- 12/07/2023</li> <li>- Licence No. 2076118 for the period 9/07/2023- 12/07/2023</li> <li>- Licence No. 561487 for the period 21/11/2022- 24/11/2022</li> <li>- Licence No. 561571 for the period 6/12/2022- 12/12/2022</li> <li>- Licence No. 561573 for the period 6/12/2022- 12/12/2022</li> <li>- Licence No. 1904584 for the period 23/10/2022- 27/10/2022</li> <li>- Licence No. 1904588 for the period 23/10/2022- 27/10/2022</li> <li>- Licence No. 1933484 for the period 23/10/2022- 7/10/2022</li> <li>- Licence No. 1935438 for the period 13/11/2022- 17/11/2022</li> <li>- Licence No. 1935442 for the period 13/11/2022- 17/11/2022</li> <li>- Licence No. 1935448 for the period 13/11/2022- 17/11/2022</li> <li>- Licence No. 1955786 for the period 21/11/2022- 24/11/2022</li> <li>- Licence No. 1960254 for the period 6/12/2022- 12/12/2022</li> <li>- Licence No. 2076112 for the period 9/07/2023- 12/07/2023</li> <li>- Licence No 2001444 for the period 27/02/2023- 13/03/2023</li> </ul>	Compliance has been demonstrated.			
<b>Pre-Construction Dilapidation Report</b>						
B7	<p>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>	<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.			
<b>Protection of Survey Infrastructure</b>						

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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.	Sighted a copy of correspondence submitting surveyors statement to Council on 26/05/2021.  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.  Sighted plan registration with NSW Land Registry Services, dated 16/06/2021.  Sighted correspondence from City of Sydney Council affirming satisfaction with evidence provided for the purposes of B8, dated 3/06/2021.	Compliance has been demonstrated.			
<b>Preservation of Survey Marks</b>						
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).	Surveyors statement verifies that the preservation of survey marks within Council streets has been addressed in the lodged plan (B8 above).  Sighted correspondence from City of Sydney Council affirming satisfaction with evidence provided for the purposes of B9, dated 3/06/2021.	Compliance has been demonstrated.			
B10	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.  <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>	Surveyors statement confirms that there are no permanent surveys marks (SSMs or PMs) within the construction area impacted by the development.  Sighted correspondence from City of Sydney Council affirming satisfaction with evidence provided for the purposes of B10, dated 3/06/2021.	Compliance has been demonstrated.			
<b>Site Auditor</b>						
B11	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.	Sighted minor professional services agreement, engaging Senversa on 5/8/2021. Initial site visit complete. Will reinspect when site surface works are complete.	Compliance has been demonstrated.			
<b>Community Communication Strategy</b>						
B12	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: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Sighted receipt of lodgement of Community Communication Strategy, dated 29/04/2021. a) Section 4 Stakeholders b) Sections 4, 5 & 6 c) Section 3 d) Sections 3, 4, 5 & 7  Sighted copies of Fort Street Public School (FSPS) & Observatory Hill - review website.  Sighted Stakeholder Working Group Meeting Minutes dated 18/04/2023 (No. 31) and 13/06/2023 (No. 32).	Compliance has been demonstrated.			
<b>Ecologically Sustainable Development</b>						
B13	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Sighted DPIE acceptance of alternative ESD Certification Process, dated 25/02/2021.	Compliance has been demonstrated.			
<b>Outdoor Lighting</b>						

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B14	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.	Sighted Electrical Services Design Certificate (Stantec, 28 September 2021).  Sighted submission of evidence to Certifier on 11 November 2021.  Sighted Group DLA CC Checklist - Stage 2 CC dated 11/11/2021 Rev C, B14 Outdoor Lighting has been closed (accepted) by the Certifier.	Compliance has been demonstrated.			
<b>Demolition</b>						
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.			
<b>Environmental Management Plan Requirements</b>						
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: <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a> - 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.			
<b>Construction Environmental Management Plan</b>						
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 most recent version of CEMP (Revision F, LendLease, 27/06/2023 ).  Sighted submission of CEMP Rev F to Certifier (26/07/2023, 49760386).  Sighted submission of CEMP Rev F to DPE (30/6/2023, DOC23/1022944).  Rev F identifies review as a minimum on a 3-monthly basis (S.10.1) Revision of CEMP will be as required and no less than every 3 months (S. 10.2). Same commitment exists in Rev E. On a strict reading, the commitment is that there is a new revision every 3 months. Which means there should be four revisions as of June 2023. Further that each revision would be tracked on page 2 of the revised CEMP. There has been one revision in 12 months.  The logical expectation is that a review would be undertaken every three months and the document would be updated on an as needs basis. To verify this commitment is being adhered to it would be expected to see a record of review for each quarter that concludes no revision is required. In the absence of such "nil revision" documentation confirmation of implementation of the CEMP is not able to be verified.	Compliance has been demonstrated.			



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		Equally Rev E and F state: should any amendments or corrections be required following external audits - revision would be provided within 5 business days. Performance of this commitment has not been verified. A non-compliance for non-performance of the commitments within the CEMP has been				
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>I appreciate you sending through this latest version, we have no changes to CTPMSP.</i>"</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 CNVMMP (Stantec, Rev 005, 28/04/2021) addresses condition item B19.</p>	Compliance has been demonstrated.			

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B20	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (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.	Sighted a copy of the CWMSWP (Lendlease, Rev 3, dated 5/11/2020).  Sighted receipt of CWMSWP lodgement from DPIE dated 19/05/2021.  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.	Compliance has been demonstrated.			
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 "This Document is given to each Truck Driver when entering or leaving site to satisfy the compliance to SSD Condition B22".	Compliance has been demonstrated.			
<b>Kent Street- Sydney Harbour Bridge Cycleway</b>						
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.  Sighted Stakeholder Working Group Meeting Minutes dated 18/04/2023 (No. 31) and 13/06/2023 (No. 32).	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 27/07/2023.	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.			

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<b>Construction Parking</b>						
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 27/07/2023 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.			
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>						
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.  Site interview 27/07/23 identified no change was required by the additional height modification.	Compliance has been demonstrated.			
<b>Air Quality and Noise Intrusion</b>						
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.			
<b>Nominated Heritage Consultant</b>						
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.  <b>Observation:</b> Heritage item management information included in the induction contained in the Archaeological Research Design and Excavation Methodology report (Curio, April 2021) has been summarised within the FSPS Induction presentation. The summary may not impart the sensitivity or specific controls required when working around identified heritage items (refer s7.3 and Appendix 9.3.			
<b>Historical Archaeological Management</b>						

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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.  Neither the heritage boundary wall or parquetry flooring are considered "archaeological" issues as they relate to identified heritage items and not to items uncovered during the course of excavations.	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 Archaeological Research Design and Excavation Methodology (Curio Rev 3 26/04/21) (Condition B32). DPIE initial approval on 1/4/21 subject to updates subsequently confirmed approval of v3 issue 7 (Final Report 3) 11/5/21.  Sighted letter from Heritage NSW dated 28/01/2021 (Ref: DOC20/1061833) confirming ARDEM, version 3 (issue 4) is considered satisfactory.  Sighted email providing ARDEM issue 5 to Heritage NSW dated 15/02/2021.  Sighted email identifying that ARDEM issue 6 was an internal update only (20/09/2023).  At the date of audit, issue 7 of the ARDEM had not been provided to Heritage NSW.  Submissions of issues 5 and 6 had not been identified in previous audit reports.	Compliance has not been demonstrated.  <b>No evidence of submission of ARDEM 7 to Heritage NSW.</b>  <b>Observation 1:</b> Record tracking would be easier across correspondence and documents where either an issue or rev number only is used.  <b>Observation 2:</b> While the ARDEM relates to archaeological relics, it's content talks to management of heritage items, and the curtilage of heritage items as well. The consent requirement does not extend the application of the ARDEM to non-archaeological items, however, content within the ARDEM (notably sections 5, 7.3, 9.2.3, 9.2.4 and 9.3) may be seen to blur the lines between archaeological monitoring and recovery via demolition and excavation and civil works on site generally.			
<b>Archival Photographic Documentation</b>						
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.			

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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.  Sighted Photo Archival Recording for Phase 4 Part 2 (Rev 2, Curio Projects, 4/07/2023). Section 1.6 of the Report identifies the previous archival reports which have been prepared for the FSPS site including: - Photo Archival Recording (Curio Projects, 06/05/2021) - Photo Archival Recording Phase 2 (Curio Projects, 11/10/2021) - Photo Archival Recording- Addendum: Bureau of Meteorology Building, 26/11/2021) - Photo Archival Recording Phase 3 (Curio Projects, 2/02/2022) - Photo Archival recording Phase 4 Draft (Curio Projects, 1/06/2023).	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.			
<b>Biodiversity</b>						
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.			

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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.			
<b>Tree Protection</b>						
B44	Prior to the commencement of any works that impact Tree No. 16 and Tree No. 20 (as identified in the Arboriculturally 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 Arboriculturally 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.  Sighted photographic evidence (provided 25/08/2023) demonstrating preservation of trees No. 16 and 20.	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.			
<b>Construction and Demolition Waste Management</b>						
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.			
<b>Operational Waste Storage and Processing</b>						
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.			
<b>Construction Access Arrangements</b>						
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.  Sighted Traffic Engineering Certificate Letter (Arup, 9/09/2021) identifying that requirements have been included within CTPMSP.  Sighted submission of evidence to Certifier on 9/09/2021 (LL-GCOR-004248).	Compliance has been demonstrated.			
<b>Operational Access Arrangements</b>						
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.  Sighted Traffic Engineering Certificate Letter (Arup, 9/09/2021) identifying that requirements have been included within CTPMSP.  Sighted submission of evidence to Certifier on 9/09/2021 (LL-GCOR-004248).	Compliance with condition has been demonstrated.			

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	<b>Upper Fort Street / Bradfield Tunnel Services Building Alterations</b>					
B50	<p>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.</p> <p>Note:  <i>-Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i>  <i>-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.</i>  <i>- 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'</i></p>	<p>Project confirmed at site audit interview 27/07/20223 applicable to Stage 4 works which are yet to commence.</p> <p>Consultation with TfNSW is ongoing. S138 Approvals received:  - Major WAD Bradfield Tunnel Service TfNSW 7 April 2022_NOR  - Major WAD Bradfield Tunnel Service TfNSW 8 Sept 2022  - ROP 45700 Lendlease Building Pty Ltd Upper Fort St MILLERS POINT issued 21/12/2022 - 21/12/2023.</p> <p>- TA 2023 397.2 (CoS Temporary Works Approval Ref TA/2023/397) Valid 29/03/23 - 29/11/23. Requirements:  This approval covers the closure of the Cycle Lane/Shared pathway Bridge as per submitted TCP to assist with the Public Domain upgrade works. Waterfilled Barriers and/or Concrete Jersey kerbs with drop in fencing in place for the shared path closure. No temporary fencing (ATF) permitted on the public way. Barriers in place 24/7 for the duration of the works. A minimum of 7 days notification must be given to all parties including the bike community via all social media applications. VMS to be installed at approved locations. Extra wayfinding signage in place so all cyclists/pedestrians are well aware of the closure and detours in place including the time frames. The public way is to be maintained in a clean &amp; tidy state at all times. (Refer Photo Log)</p> <p>Alternate informal path being warn across landscaped areas adjacent to National Trust car park was identified, with some domestic littering associated with its use.</p> <p>During a review of the Project website it was identified that the notification for the closure of the temporary shared pathway (29/3/23 - August 2023 - diversion for cyclists and pedestrians) was dated 30 March 2023. This notification does not meet the 7 day minimum notification required by TA 2023 397.2. In response to the draft audit a PDF'd notification was provided dated 22 March 2023, satisfying the 7 day requirement. However, while historic notifications are available</p>	<p>Compliance has been demonstrated.</p> <p><b>Observation:</b> where an alternate path has been initiated by pedestrians/cyclists a directive sign should be installed and the area routinely inspected for littering to maintain the clean and tidy state required by the TA 2023 397.2.</p> <p><b>Observation:</b> historic notifications should be retained on the Project website so that compliance with timing requirements is able to be verified.</p>			
B51	<p>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 by 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.</p>	<p>Sighted Road Safety Audit dated 19/08/21 Ref: JN22008_Report01 Rev02 - Lendlease FSPS Construction).</p> <p>Sighted Road Safety Audit (Rev 01, MWC, 17/12/2022) JN23019_Report01 Rev01 - Lendlease FSPS Calming.</p> <p>Neither of the existing RSA documents include express reference to drop-off and pick-up areas. Project advised the RSAs cover the school drop off and pick up arrangement associated with the interface with the shared path and entry from Upper Fort Street.</p>	<p>Compliance with condition has been demonstrated.</p>			
	<b>Alignment Levels</b>					
B52	<p>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.</p>	<p>Project confirmed applicable to Stage 4 works which are yet to commence.</p> <p>Sighted confirmation from City of Sydney that Alignment Level Plans (Coston Roe) have been approved and satisfy CoC (19/01/2022, AL/2021/29). Confirmation identifies that scheduled fee for public domain levels and gradient approval application has been paid (receipt no. 3055666371).</p>	<p>Compliance with condition has been demonstrated.</p>			

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B53	<p>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.</p> <p><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></p>	<p>Project confirmed applicable to Stage 4 works which are yet to commence.</p> <p>Consultation with CoS is ongoing.</p> <p>Sighted confirmation from City of Sydney that Alignment Level Plans (Coston Roe) have been approved and satisfy CoC (19/01/2022, AL/2021/29). Confirmation identifies that scheduled fee for public domain levels and gradient approval application ahs been paid (receipt no. 3055666371).</p>	Compliance with condition has been demonstrated.			
<b>Public Domain Works</b>						
B54	<p>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.</p>	<p>No footpath or public domain works have commenced.</p> <p>Project confirmed during site audit interview 27/07/0223 forms part of Stage 4 works which are yet to commence.</p> <p>Sighted correspondence from City of Sydney identifying that the submitted Public Domain Plan Assessment satisfied the CoC (19/10/2022, PDP/2021/19).</p>	Compliance with condition has been demonstrated.			
B55	<p>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:</p> <p>(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;</p> <p>(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</p> <p>(c) any approved or amended Alignment Levels if applicable.</p> <p><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></p>	<p>No construction works impacting the public domain have commenced.</p> <p>Project confirmed during site audit interview 27/07/0223 forms part of Stage 4 works which are yet to commence.</p> <p>Sighted correspondence from City of Sydney identifying that the submitted Public Domain Plan Assessment satisfied the CoC (19/10/2022, PDP/2021/19).</p>	Compliance with condition has been demonstrated.			
B56	<p>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:</p> <p>(a) require cutting or temporary removal must obtain approval from Council; and</p> <p>(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.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>- A temporary concrete kerb will need to be constructed to retain the Upper Fort Street footpath until the stone kerbs can be reinstalled.</li> <li>- The removed stone kerbs are to be reinstalled prior to the commencement of use in accordance with the Council's standard details and specifications.</li> <li>- All costs associated with the stone kerb shall be borne by the developer.</li> </ul>	<p>Sighted email from City of Sydney Council dated 14/09/2021 confirming that there are no stone kerbs on the Upper Fort Street frontage.</p> <p>Sighted correspondence from City of Sydney identifying that the submitted Public Domain Plan Assessment satisfied the CoC (19/10/2022, PDP/2021/19).</p>	Compliance with condition has been demonstrated.			
<b>Outdoor Lighting Strategy</b>						
B57	<p>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.</p>	<p>Identified during 27/07/23 site interview that no external lighting works have commenced.</p> <p>Consultation has occurred as evidenced by consultation records with Sydney Observatory on 22/01/2021.</p>	Not triggered.			
<b>Revised Landscape Plans</b>						



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; and</p> <p>(e) provide planting details, and location numbers, type and supply size of plant species, with</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> <p>Advised during site interview that no revisions have been required to landscape plans following modification approval.</p>	Compliance with condition has been demonstrated.			
<b>Part C - During Construction</b>						
<b>Site Notice</b>						
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<p>Project site notice was observed at the project site boundary during the site visit on 27/07/23 - 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.			
<b>Operation of Plant and Equipment</b>						
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 maintenance records of observed plant during site inspection 27/07/23. See Appendix F - Photo Log.</p> <p>Sighted Service Inspection Report 39055 dated 29/5/23 for Dieci unit # 1629. Engine starting issue and requirement to check battery isolator identified. Subsequent Service Inspection record provided dated 11/8/2023 identified battery isolator is still required.</p> <p>Sighted service history for Dieci Unit 1629 through to 27 July 2023.</p> <p>Sighted 500 hr service record Work order A13563 on 21 March 2023 for Yanmar Vloss 613 undertaken by EEA.</p>	Compliance with condition has been demonstrated.			
<b>Demolition</b>						
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.			
<b>Construction Hours</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C4	<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 Environment, Health &amp; 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.</p> <p>Sighted OOHW approval from DPE dated 27/02/2023 for works between 27/02/2023 to 30/06/2023 (SSD-10340-PA-58) (Sunday works).</p> <p>Sighted OOHW Validation Monitoring Report (6/06/2023, LendLease) as required by request of the Planning Secretary.</p> <p>Sighted OOHW approval from DPE dated 27/06/2023 for works between 27/06/2023 to 20/11/2023 (SSD-10340-PA-71) (Sunday works extension).</p> <p>Sighted OOHW approval from DPE dated 30/03/2023 for works between 2/04/2023 and 3/04/2023 (SSD-10340-PA-60) (Scaffolding removal).</p> <p>Sighted OOHW approval from DPE dated 6/07/2023 for works between 9/07/2023 and 12/07/2023 (SSD-10340-PA-75) (Night works).</p> <p>Potential non-compliance identified 16/04/23 and notified 18/04/23 for works carried out outside of hours and outside of</p>	<p>Compliance with condition has not been demonstrated.</p> <p><b>Non-compliance:</b>  <b>Construction works undertaken outside of prescribed construction hours without an approval covering the works.</b></p>			
C5	<p>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:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>Site audit interview 27/07/23, auditees confirmed no noise monitoring undertaken during the audit period.</p>	<p>Not triggered.</p>			
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(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.</p>	<p>Site audit interview 27/07/23, auditees confirmed no noise monitoring undertaken during the audit period.</p> <p>Sighted OOHW approval from DPE dated 27/02/2023 for works between 27/02/2023 to 30/06/2023 (SSD-10340-PA-58) (Sunday works).</p> <p>Sighted OOHW approval from DPE dated 27/06/2023 for works between 27/06/2023 to 20/11/2023 (SSD-10340-PA-71) (Sunday works extension).</p> <p>Sighted OOHW approval from DPE dated 30/03/2023 for works between 2/04/2023 and 3/04/2023 (SSD-10340-PA-60) (Scaffolding removal).</p> <p>Sighted OOHW approval from DPE dated 6/07/2023 for works between 9/07/2023 and 12/07/2023 (SSD-10340-PA-75) (Night works).</p> <p>Non-compliance identified 16/04/23 and notified 18/04/23 for works carried out outside of hours and outside of the submitted application for approval (13/04/23) with the works occurring instead occurring on the 16/04/23. Formal notification of non-compliance 9DOC23/690061) issued to DPE 24/04/23.</p>	<p>Compliance has not been demonstrated</p> <p><b>Non-compliance:</b>  <b>Construction works undertaken outside of prescribed construction hours without an approval covering the works.</b></p>			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	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 27/07/2023 auditees advised that notification has occurred through Project website and letterbox drops.  Sighted following works notifications on Project website: 1 March 2023 - Sunday works (from 5/3/23) 30 March 2023 - Night works (2/4/23) 30 March 2023 - Closure of temporary shared pathway (29/3/23 - August 2023 - diversion for cyclists and pedestrians) 13 April 2023 - Sunday Night works (16/4/23 - night works that were originally notified that were going to occur on the 2/4/23) 4 July 2023 - Night works (9/7/23 - 12/7/23)	Compliance has been demonstrated.			
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.			
<b>Implementation of Management Plans</b>						
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.  CEMP review and revision requirements (section 10) are not being implemented in accordance with the stated CEMP requirements, ie a revision being prepared every 3 months.  Equally Rev E and F of the CEMP state: Should any amendments or corrections be required following external audits - revision would be provided within 5 business days. Performance of this commitment has not been verified.  The issue had been previously raised in Independent Audit#2 (25/03/2022) where the CEMP at the time had identified that reviews were undertaken monthly. The amendment in CEMP Rev F commits to 3 monthly revisions to the CEMP document.	Compliance with condition has not been demonstrated.  <b>Non-compliance: CEMP review and revision requirements (section 10) are not being implemented in accordance with the stated CEMP requirements, i.e. a revision being prepared every 3 months.</b>			
<b>Construction Traffic</b>						
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 27/07/2023 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.	Compliance has been demonstrated.			
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.			
<b>Hoarding Requirements</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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 27/07/23.  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.  It was observed that most hoarding had been removed at time of site audit on 27/07/23.	Compliance with condition has been demonstrated.			
<b>No Obstruction of Public Way</b>						
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 27/07/23 that the public way was not obstructed by any materials, vehicles, refuse, skips or the like.	Compliance with condition has been demonstrated.			
<b>Construction Noise Limits</b>						
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 complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.  No attended noise monitoring undertaken during the audit period. Noise monitoring had been put in place as a result of OOHW reports. Monitoring equipment used - non-attended.	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.  During site interview on 27/07/23 it was advised that the only time construction vehicles arrived outside of construction hours was under a relevant OOHW approval.	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 27/07/23.	Compliance with condition has been demonstrated.			
<b>Vibration Criteria</b>						
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.  Sighted correspondence dated 21/08/23 identifying that no vibration causing works occurred during the reporting period (LL-GCOR-011956).	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.			
<b>Tree Protection</b>						

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 27/07/23 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>			
<b>Air Quality</b>						
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 27/07/23. 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 27/07/23 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 27/07/23.</p>	<p>Compliance with condition has been demonstrated.</p>			
<b>Erosion and Sediment Control</b>						
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 &amp; 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. Observed during site inspection 27/07/23.</p> <p>Sighted Erosion and Sediment Control Plan (Costin Roe, Issue 10 dated 24/11/22).</p>	<p>Compliance with condition has been demonstrated.</p>			
<b>Imported Soil</b>						
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 - FSPS (JBS&amp;G) - Working Document (Rev 1, 20/09/2023). 102 delivery items noted on register 100 of which are identified as VENM. Two are identified as "Growing Media". Register also identifies volume (m3), source site, quantity, supplier, type and analytical results (if required).</p>	<p>Compliance has been demonstrated.</p>			
<b>Disposal of Seepage and Stormwater</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
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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 27/07/23 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.			
<b>Emergency Management</b>						
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 &amp; Safety Project Induction, Project Name: Fort Street Public School Revision: 3 31/01/2023. Slides 24 &amp; 25 cover emergency evacuation and emergency assembly area.</p>	Compliance with condition has been demonstrated.			
<b>Stormwater Management System</b>						
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 TNSW 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> <p>Sighted City of Sydney confirmation of satisfaction of C28 by letter ref : SD 2021/19; File Ref X08134 dated 19 October 2022.</p>	Not triggered.			
<b>Unexpected Finds Protocol- Aboriginal Heritage</b>						
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 27/07/23 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.			
<b>Unexpected Finds Protocol- Historic Heritage</b>						

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>Sighted correspondence from Curio to Lendlease confirming movement to a secure enclosed location and seek further advice and assessment of significance.</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>Sighted submission to Heritage NSW dated 12/01/2022 identifying Notification for s 146 Discovery of Relic Notification. No response received to date.</p> <p>Noted during site interviews 27/07/23 that no new unexpected archaeological relics identified during the audit period.</p>	Compliance with condition has been demonstrated.			
<b>Waste Storage and Processing</b>						
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 27/07/23 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 waste tracking register for period 30/06/2023-21/08/2023. Waste tracking register includes classification, transporter and quantification data.</p> <p>Sighted waste summary for period 1/01/2021-31/07/2023. Waste tracking includes identification and quantification of recycled material.</p> <p>The waste tracking register from 30/06/2023 - 21/08/2023 identifies the disposal of the unexpected asbestos finds on 13/07/2023; 26/07/2023 and 28/07/2023 with appropriate disposal at Cleanaway St Marys.</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 27/07/23 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 waste tracking register for period 30/06/2023-21/08/2023. Waste tracking register includes classification, transporter and quantification data.</p> <p>Sighted waste summary for period 1/01/2021-31/07/2023. Waste tracking includes identification and quantification of recycled material.</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.	<p>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.</p> <p>Sighted Salcorp Civil SWMS dated 08/07/21 for removal of ACM/LCM.</p> <p>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.</p> <p>An unexpected asbestos find was identified during the course of site interviews 27/07/23.</p> <p>The waste tracking register from 30/06/2023 - 21/08/2023 identifies the disposal of the unexpected asbestos finds on 13/07/2023; 26/07/2023 and 28/07/2023 with appropriate disposal at Cleanaway St Marys.</p>	Compliance with condition has been demonstrated.			
<b>Outdoor Lighting</b>						
C37	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA - none installed to date.	Not triggered.			
<b>Site Contamination</b>						
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).	<p>Sighted Remediation Action Plan Rev 0 (JBS&amp;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>".</p> <p>No material identified for offsite disposal to date.</p>	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.			
<b>Historical Archaeological Management</b>						
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 archaeological and substantially intact archaeological evidence must be appropriately managed and avoided wherever possible in the design.	<p>Archaeological Excavation has been completed with excavation report in progress.</p> <p>Sighted 'Acknowledgment receipt of details of the Nominated Excavation Director – Condition B31' from DPIE dated 26/03/2021.</p> <p>Project advised during site audit interview 27/07/23 no change occurred in the audit period.</p>	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.	<p>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.</p> <p>Where works were completed in June 2022 then the final excavation report was due to be completed by June 2023 and need evidence of submission to Planning Secretary and heritage NSW. Project advised on 20/09/23 that excavation works are continuing on site.</p>	Compliance with condition has been demonstrated.			
<b>Independent Environmental Audit</b>						
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.	Previous independent environmental audits completed by Aspect Environmental in September 2021, March 2022 and September 2022, and March 2023. Present audit due for completion September 2023.	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 27/07/23 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.	Sighted Proponent's Response to IA Report #4 dated 17/05/23 on Project website.  Sighted submission of IA Report #4 and Audit Response to Planning Secretary on 17/05/2023 (DOC 23/760085).	Compliance with condition has 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.	Independent Audit #4 (Aspect, March 2022) site inspection completed 3/02/2023.	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.			
<b>Part D-Prior to Commencement of Operation Conditions</b>						
<b>Notification of Occupation</b>						
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.					
<b>External Walls and Cladding</b>						
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.					
<b>Works as Executed Plans</b>						
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.					
<b>Works as Executed Plans- Public Domain</b>						
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.					
<b>Warm Water Systems and Cooling Systems</b>						
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.					
<b>Outdoor Lighting</b>						
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.					
<b>Mechanical Ventilation</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.					
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
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.					
	<b>Fire Safety Certification</b>					
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.					
	<b>Structural Inspection Certificate</b>					
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.					
	<b>Compliance with Food Code</b>					
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.					
	<b>Post- Construction Dilapidation Report</b>					
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.					
	<b>Protection of Public Infrastructure</b>					
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>					
	<b>Road Damage</b>					
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.					
	<b>Protection of Property</b>					
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.					
	<b>Roadworks and Parking Restrictions</b>					
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.					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D18	<p>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.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- All costs associated with the parking proposal will be borne by the Applicant.</li> <li>- Please contact the City's Traffic Engineer to discuss the proposal before making a submission.</li> </ul>					
	<b>Kent Street- Sydney Harbour Bridge Cycleway</b>					
D19	<p>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.</p>					
	<b>Bicycle Parking and End-of-Trip Facilities</b>					
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> <ul style="list-style-type: none"> <li>(a) the provision of a minimum 5 staff and 30 student bicycle parking spaces;</li> <li>(b) the provision of a minimum 30 student scooter parking spaces;</li> <li>(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;</li> <li>(d) the provision of end-of-trip facilities for staff;</li> <li>(e) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> <li>(f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</li> </ul>					
	<b>School Zones</b>					
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 TINSW and handed over to TINSW.</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>					
	<b>School Transport Plans</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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>					
	<b>Conservation Management Plan</b>					
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>					
	<b>Heritage Interpretation Plan</b>					
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>					
	<b>Utilities and Services</b>					
D26	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i>.</p>					
	<b>Stormwater Quality Management Plan</b>					
D27	<p>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:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>					
	<b>Signage</b>					
D28	<p>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.</p>					
	<b>Operational Waste Management Plan</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D29	<p>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:</p> <p>(a) include a collection vehicle path analysis;</p> <p>(b) detail the waste collection service times outside of school hours, including before and after care services;</p> <p>(c) detail measures to mitigate conflicts between pedestrian, cyclists and drivers during waste collection activities;</p> <p>(d) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(f) detail the materials to be reused or recycled, either on or off site; and</p> <p>(g) include the Management and Mitigation Measures included in Operational Waste Management Plan, dated 10 January 2020.</p>					
	<b>Site Audit Statement</b>					
D30	<p>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.</p>					
	<b>Landscaping</b>					
D31	<p>Prior to the commencement of operation, landscaping and fencing of the site must be completed in accordance with the:</p> <p>(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</p> <p>(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.</p>					
D32	<p>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:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 of the EIS.</p>					
	<b>Consolidation of Lots</b>					
D33	<p>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.</p>					
<b>PART E - Post Occupation Conditions</b>						
	<b>Out of Hours Event Management Plan</b>					
E1	<p>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:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) details of the use of the rooftop terrace, where applicable, restricting use before 8am and after 8pm;</p> <p>(g) measures to minimise localised traffic and parking impacts; and</p> <p>(h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>					
E2	<p>The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.</p>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.					
	<b>Operation of Plant and Equipment</b>					
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					
	<b>Warm Water Systems and Cooling Systems</b>					
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.					
	<b>Community Communication Strategy</b>					
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.					
	<b>Heritage Interpretation Plan</b>					
E8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D25.					
	<b>Conservation Management Plan</b>					
E9	The Applicant must implement the most recent version of the Conservation Management Plan approved under condition D24.					
	<b>Environmental Management Plan</b>					
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> .					
	<b>Operational Noise Limits</b>					
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.					
	<b>School Transport Plan</b>					
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.					
	<b>Ecologically Sustainable Development</b>					
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.					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	<b>Outdoor Lighting</b>					
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.					
	<b>Landscaping</b>					
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.					
	<b>Operational Waste Management Plan</b>					
E18	The Operational Waste Management Plan required by condition D23 must be implemented unless otherwise agreed by the Planning Secretary.					
	<b>Trafficable Rooftops</b>					
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
<b>Construction Environmental Management Plan (CEMP)</b>			
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 F) (LendLease 06/06/23) Section 4.5 identifies:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- The Construction Manager will coordinate the environmental training.</li> <li>- All personnel (including sub-contractors) are required to attend a compulsory site induction that includes an environmental component prior to commencement on-site.</li> <li>- The EHS Coordinator (or delegate) will conduct the environmental component of the site inductions.</li> <li>- A record of all inductions will be maintained and kept on-site.</li> <li>- Toolbox talks are used to ensure environmental awareness continues throughout construction.</li> </ul> <p>Sighted Environment, Health &amp; 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 27/07/2023.</p> <p>Sighted Avetta onsite attendance sheet for 14/06/2023 - 15/06/2023.</p>	C
Section 4.8.1 Environmental Inspections CEMP #2	<p>Weekly environmental inspections will monitor aspects including;</p> <ul style="list-style-type: none"> <li>· Review of relevant works approvals and permits</li> <li>· Erosion and sediment controls and review of associated plans</li> <li>· Drainage/groundwater protection</li> <li>· Air quality, odours, dust emissions and mitigating controls</li> <li>· Heritage impacts</li> <li>· Noise and vibration management including approved working hours, required respites and safe working distances</li> <li>· External lighting installation (temporary and permanent) and compliance to AS 4282-2019 Control of the obtrusive effects of outdoor lighting</li> <li>· Hazardous substances and dangerous goods</li> <li>· Waste management, recycling and recovery</li> </ul>	<p>Sighted EHS FSPS Committee Site Walk Inspection dated 21/03/2023.</p> <p>Sighted EHS weekly site inspection form dated 13/06/2023.</p> <p>Sighted EHS weekly site inspection form dated 13/07/2023.</p> <p>Environmental control measures identified as "inspected/not inspected" in attached checklist for all inspections with summary of items for attention included on final page.</p> <p>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.</p>	C
Appendix B Roles and Responsibilities CEMP #3	<p>Roles and responsibilities are identified within the CEMP Appendix B. The respective responsibilities cover ensuring implementation, communication, and awareness with the requirements of the CEMP suite of plans/sub-plans. Responsibilities also include identification of responsibilities for assessing environmental risks, monitoring and analysing data and records, implementing actions and stopping works to avoid environmental harm.</p> <p>Appendix B identifies that project engineers will track environmental observations weekly.</p>	<p>Sighted EHS FSPS Committee Site Walk Inspection dated 21/03/2023.</p> <p>Sighted EHS weekly site inspection form dated 13/06/2023.</p> <p>Sighted EHS weekly site inspection form dated 13/07/2023.</p> <p>Environmental control measures identified as "inspected/not inspected" in attached checklist for all inspections with summary of items for attention included on final page.</p>	C
<b>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b>			

<p>Section 2.2 Out of Hours Works CTPMSP #1</p>	<p>2.2 Hours of work The hours of works through the course of the project will be in accordance with standard Sydney CBD working hours as detailed below:</p> <ul style="list-style-type: none"> <li>• Monday to Friday – 7:00am to 6:00pm;</li> <li>• Saturday – 8:00am to 1:00pm; and</li> <li>• Sundays and public holidays – No works.</li> </ul> <p>Deliveries in cars or vans may be undertaken during Sydney CBD extended hours of work. These hours are applicable for activities defined as quiet works where ambient noise levels do not increase above 5 decibels (dB). The extended hours of worked are outlined below.</p> <ul style="list-style-type: none"> <li>• Monday to Friday – 6:00pm to 7:00pm; and</li> <li>• Saturday – 1:00pm to 4:00pm.</li> </ul> <p>Applications for ‘out of hours’ works will be considered on a case by case basis. All out of hours applications will need to be approved by the relevant authority. Reasons for out of hours work may include but are not limited to the following;</p> <ul style="list-style-type: none"> <li>• As a result of an emergency;</li> <li>• The works create a hazardous environment;</li> <li>• Plant break down have delayed works; or</li> <li>• Minimise impact to the surrounding community.</li> </ul>	<p>No express out of hours works protocol is required to be included within the CTPMSP by the conditions of consent. No out of hours works procedures are included.</p> <p>No roles and responsibilities are defined within the CTPMSP for acquiring or verification of having acquired necessary approvals to proceed with out of hours works prior to their conduct. While there is an established system for notifications to be provided, there are no clearly identifiable procedures or responsibility allocation for ensuring approvals are acquired.</p>	C
<b>Construction Noise and Vibration Management Sub-plan (CNVMSP)</b>			
<p>Section 5.4.1 Out of Hours Works CNVMSP #1</p>	<p>It should be noted that for some periods of out hours construction show minor exceedances of a maximum of 2dBA. However, it is noted that a 2 dB increase is not a perceivable change.</p>	<p>No express out of hours works protocol is required to be included within the CNVMSP by the conditions of consent. No out of hours works procedures are included.</p> <p>No roles and responsibilities are defined within the CNVMSP for assessing and recording whether out of hours works do not, or would not, increase the ambient noise levels above 5dB in the specified time ranges - as identified in both the CEMP and CTPMSP.</p>	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:** Friday, 22 September 2023 at 2:19:22 pm Australian Eastern Standard Time  
**From:** Caitlin Johnson  
**Attachments:** image003.jpg

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**From:** Damien Smith <Damien.Smith@dpie.nsw.gov.au>  
**Date:** Friday, 28 July 2023 at 3:59 pm  
**To:** Caitlin Johnson <caity@aspectenvironmental.com.au>  
**Cc:** Richard Johnson <richard@aspectenvironmental.com.au>  
**Subject:** RE: SSD 10340 Independent Environmental Audit - Fort Street Public School

Good afternoon Caitlin,

In relation to the consultation, there have been a number of issues occur at the Fort Street Public School that need to be included in the Audit Scope. Please see the below additional focus areas;

1. There has been a number of incident and non-compliances including damage to a heritage wall and removal of heritage parquetry flooring.
  - a. Please include review of these non-compliances (and incidents) including but not limited to;
    - i. Is the conservation management plan being followed?
    - ii. Is the conservation management plan fit for purpose?
    - iii. Is there suitable guidance for workers to ensure heritage items are not damaged?
    - iv. Are staff appropriately inducted in heritage protection?
2. There has been an incident of our of hours works occurring;
  - a. Please include a review of the checks and practices in place (both now and at the time of the out of hours works). The review should;
    - i. Identify what hold points exist prior to conducting out of hours works?
    - ii. If there the check points are suitable to ensure that out of hours works do not occur without appropriate approvals?
    - iii. Is there suitable guidance (including inductions) for staff on out of hours works.

In relation to the request below, a copy of the complaints register is maintained on the SINSW website at <https://www.schoolinfrastructure.nsw.gov.au/projects/f/fort-street-public-school.html#category-reports>

If you have any questions or would like to discuss this matter please give me a call or email.

Best Regards

**Damien Smith**

**Senior Compliance Officer – Government Projects**

Planning & Assessment | Department of Planning and Environment  
T 02 9995 6289 | M 0403 291 191 | E [damien.smith@dpie.nsw.gov.au](mailto:damien.smith@dpie.nsw.gov.au)  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

Please direct all email correspondence to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)



**Planning,  
Industry &  
Environment**

*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal*

*people are included socially, culturally and economically.*

*If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).*

*The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).*

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**Subject:** RE: SSD 10340 Independent Environmental Audit - Fort Street Public School  
**Date:** Friday, 28 July 2023 at 10:40:28 am Australian Eastern Standard Time  
**From:** Mia Music  
**To:** Caitlin Johnson  
**Attachments:** image002.png, image003.jpg, image004.jpg

Hi Caitlin,

In response to your email below, the City advises the following:

- There have been no construction traffic issues.
- There have been no specific noise-related concerns.
- There is a sewer discharge the City had from a manhole cover recently, however there was no evidence that it was linked to the works on site. Sydney Water attended and fixed.

Kind regards,

Mia Music  
Senior Planner  
Planning Assessments



Telephone: [+612 9246 7283](tel:+61292467283)  
[cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

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**From:** Caitlin Johnson <[caity@aspectenvironmental.com.au](mailto:caity@aspectenvironmental.com.au)>  
**Sent:** Wednesday, July 26, 2023 11:47 AM  
**To:** City of Sydney <[council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)>  
**Cc:** Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>  
**Subject:** SSD 10340 Independent Environmental Audit - Fort Street Public School

**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good morning,

I am contacting you with regards to the Fort Street Public School upgrade project.

We are preparing to undertake the fifth construction independent audit for SSD 10340. On site interviews and site inspection are scheduled for the 27 July 2023.

The Independent Audit will be undertaken as required by 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 greatly appreciated.

Kind Regards,

Caitlin Johnson  
Consultant  
**M: 0458780088**

[caity@aspectenvironmental.com.au](mailto:caity@aspectenvironmental.com.au)



Suite 117,  
25 Solent Circuit  
Baulkham Hills  
NSW 2153

[www.aspectenvironmental.com.au](http://www.aspectenvironmental.com.au)

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# 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 09 August 2022. 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:** Richard Johnson

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

**Date:** 22/09/23

**Signature:**



## Appendix F DPE Consultation Review Items

The following tables present relevant extracts from available documentation reviewed in response to the DPE additional scope request.

<b>Review of EIS European Heritage Assessment</b>
<b>Built, Aboriginal and Historical Archaeological Heritage</b>
The proposed development will be undertaken in accordance with the recommendations of the Heritage Impact Statement prepared by Curio Projects provided at <b>Appendix T</b> .
<b><i>Demolition and modification works within the 1940s FSPS Building will present physical impact to heritage fabric, however, will retain the alignment and readability of the original configuration of the school rooms.</i></b> Further, the sensitive adaptation of the school building will serve as a heritage best practice example for the evolution of school buildings from this era, ensuring continuity of use as a public school, with facilities capable of delivering modern, high quality education.
New penetrations to the heritage boundary wall will be required to facilitate connections across the site. While this will have a physical impact on the wall, penetrations have been minimised and sensitive modifications are considered possible given that the orientation and dominance of the wall are maintained.
The updated CMP has been prepared to provide a clear foundation and operational policies to guide the function and uses of the FSPS site, within the context of the site's cultural heritage significance. On advice from Heritage DPC, the draft CMP will not be formally endorsed by the NSW Heritage Council
<b>Mitigation Measures</b> <ul style="list-style-type: none"> <li>○ The impact of the Met Building's lift overrun should be minimised through careful detailed design, including use of materials, colour and clever mechanical design to reduce visibility.</li> <li>○ Colours and materials are to be sensitively applied and will be refined as part of the final design in consultation with Curio Projects.</li> <li>○ Appropriate and meaningful heritage interpretation initiatives should be implemented within the FSPS site to communicate the heritage significance and history of the site as a way of mitigating the impact to heritage values as posed by the development works.</li> </ul>

<b>Review of FSPS Heritage Impact Statement (Curio Projects March 2020)</b>	
<b>Heritage Impact Statement</b>	<b>Provides historical context and heritage significance across the FSPS site</b>
<b>Executive summary</b>	Identifies proposed new penetrations to the East-West heritage boundary wall to facilitate connections between areas of the site. Identifies the fabric of the wall has been subject to numerous alterations. Identifies that the design will retain the boundary wall.
<b>Section 4.1.5</b>	Describes the boundary wall.
<b>Section 6.5</b>	Identifies the Boundary wall between Messenger's Cottage/MET Building and EEC as being of Exceptional heritage significance. Recommends Retain, conserve (restore/reconstruct) and maintain. Refer Table 6.1.
<b>Section 8</b>	Assessment of Heritage Impact Identifies 5 new penetrations in the wall to facilitate necessary connection and access, including reticulation of new underground services.  Figure 8.9 identifies the areas of proposed penetrative works on the boundary wall.  Generally, the construction of new buildings and structures will have no physical impact to heritage fabric (other than those that will impact the heritage boundary wall)
<b>Section 8.14</b>	As the works proposed relating to new services for the site will mainly involve potential visual and archaeological impacts (rather than physical impacts to heritage fabric), the impact of the services are assessed in detail within the relevant Visual and Archaeological Impact sections below.
<b>Section 8.2.3</b>	Heritage Items Boundary wall penetration strategy - The strategy includes the careful demolition of the required sections of the wall, combined with careful but simple detailing of each opening to allow distinction between modern and heritage fabric, without detracting from the dominant visual character and presence of the wall. - The new openings will typically be supported by a simple timber profile painted black, fixed by a 12mm black steel plate into the existing bricks. The new openings will be covered by low profile new brick pavements to avoid any significant raise of the ground profile through the openings compared with the remaining wall sections.
	Note: There is no express reference to parquetry in the FSPS HIS.

<b>Review of Conservation Management Plan (Curio Projects March 2020) (App V EIS)</b>	
<b>ES</b>	The aim of this revised CMP is to provide a clear foundation and operational policies to guide and support the day to day, and future, site function and uses of the FSPS site, within the context of the site's cultural heritage significance.
<b>Part A</b>	<b>Provides historical context and heritage significance across the FSPS site</b>
	<p><b>Section 3.25</b> Describes the boundary wall.  <b><i>"There is potential that physical evidence associated with the construction of the wall is present within the trenches excavated for the wall foundations and adjacent areas"</i></b></p> <p><b>Section 4 Assessment of Heritage Significance</b>  The wall is not specifically/expressly included in the State Heritage Inventory or State Heritage Register, however, it is included generally within the City of Sydney LEP heritage register as a general heritage item and within a  "Conservation- General" zoning under the LEP.  Local Heritage Item #1938 includes the FSPS buildings and their interiors.</p> <p><b>Section 4.7</b> Provides the Gradings of Significant Components  The Boundary Wall is identified in Table 4.2 as having "exceptional" heritage significance.  This grading carries a recommendation from Table 4.1 to "Retain, conserve, (restore/construct) and maintain".  FSPS - Timber flooring is identified for the entry hall and is identified as being of "moderate" heritage significance.  This grading carries a recommendation of "Retain, adapt and maintain. Demolition/removal may be acceptable provided that there is no adverse impact on the significance of the place."  The wall sits within the recommended curtilage of the MET and the Messenger's Cottage (ref. Fig 4.42)</p> <p><b>Section 5 Opportunities and Constraints</b>  <b>Section 5.2.2 NSW Heritage Act 1977</b>  Identifies that "Prior to conducting any work which may be exempt, an Exemption Notification Form under Section 57(2) of the Heritage Act (not a section 60 application) must be completed and submitted to the NSW Heritage Division with sufficient information to determine whether works meet the standard exemption guidelines.</p>
<b>Part B</b>	<b>Provides the heritage conservation policy/guideline and implementation strategy for the site</b>
	<p><b>Summary of relevant CMP Policies</b>  <b>Policy 1</b>  - The Conservation Management Plan should be adopted by the owners of the place as the basis for its future heritage management  - <b><i>Employees, contractors and other site users are made aware of the heritage significance of the site and its key components and the objectives for heritage management</i></b></p>

## Review of Conservation Management Plan (Curio Projects March 2020) (App V EIS)

- Review CMP once major changes have been completed

### Policy 2

- The CMP should be endorsed and adopted as the basis for future planning and conservation works for the FSPS site.

### Policy 4

- ***A clear process should be established for engaging suitably qualified consultants, building contractors, project managers and tradespeople that have experience with working on significant historic sites, buildings and structures.***

### Policy 6

- Works should have a heritage impact statement prepared including an evaluation of potential impacts on heritage significance at the place and on any other heritage items in the vicinity.

### Policy 7

- Record of change - Archival recording of future works in accordance with NSW Heritage Division guidelines.

### Policy 8

- Compliance with Heritage Act 1977, specifying s60 of the Act.

### Policy 10

- Retain and conserve all items of exceptional and high heritage significance
- Internal spaces of high heritage significance should be retained and conserved.
- Items of moderate heritage significance should be retained where possible. Demolition or removal is acceptable provided it would not result in adverse impacts to other items of higher heritage significance.

### Guideline 10.17 Brick Boundary Wall

- The wall is an item of exceptional heritage significance
- The orientation and alignment of the brick wall should be retained and conserved. Sensitive alterations and adaptations to the fabric of the wall may be appropriate depending on location and rationale.

### Policy 19

- Proposals for new works within the site should be formulated to minimise ground disturbance/excavation as much as possible
- ***Where required future ground impact have potential to impact significant heritage elements, opportunities and creative solutions should be investigated to minimise heritage impacts as much as possible.***
- ***Significant heritage elements and/or fabric within the vicinity of (but outside the impact zone of) proposed ground disturbance/excavation works should be protected from damage during the works.***

### Policy 22

- Alterations and additions should be designed to minimise adverse impacts on significant buildings and on the heritage significance of the site as a whole



**Review of Conservation Management Plan (Curio Projects March 2020) (App V EIS)**

	<p><b>- Retain and conserve original internal walls, ceiling and floor finishes where possible. Damaged or removed finishes should be re-instated to match</b> existing where possible.</p> <p><b>Policy 24</b> - Wholesale demolition of components of Exceptional heritage significance should not occur. - All demolition should be preceded by a photographic archival recording documenting the existing condition, layout, form and fabric of the building or structure (as per Policy 7 of the CMP).</p> <p><b>Appendix B - Scope of Conservation Works (Purcell 2019)</b> - Identifies at page 19 the draft Schedule of Repairs which recommends "Allow for a light sanding and repolishing of the original floorboards and parquet flooring."</p>
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**Consent Instrument SSD 10340**

	<p><b>Heritage Item</b> An item as defined under the Heritage Act 1977, and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the National Parks and Wildlife Act 1974', the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cth), or anything identified as a heritage item under the conditions of this consent</p>
	<p><b>Terms of Consent</b> 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: DA-5001 SSDA01 Detailed Areas – Heritage Wall 18/12/19 DA-5002 SSDA01 Detailed Areas – Heritage Wall Details 18/12/19</p>
	<p>B17 - CEMP Does not specify requirement for provision of a Construction Heritage Management Plan - outside of unexpected finds.</p>
	<p><b>Nominated Heritage Consultant</b> <b>B30.</b> 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, <b>provide heritage information to the site manager to impart on all construction workers and oversee the construction works</b> (including earthworks and demolition) to minimise impact on items of state and local heritage on the site.</p>

<p><b>Historical Archaeological Management</b></p> <p>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 <u>archaeology</u> 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 standard. Details of the Excavation Director must be provided to Heritage NSW and the Planning Secretary.</p>
<p><b>B32.</b> Prior to any excavation works that may disturb archaeological 'relics', the Applicant must prepare an <u>Archaeological Research Design and Excavation Methodology</u> 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</p>
<p><b>Historical Archaeological Management</b></p> <p><b>C41. <i>Archaeological excavation</i></b> 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.</p>
<p><b>C42.</b> 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.</p>
<p><b>Post-Occupation Conservation Management Plan</b></p> <p><b>E9.</b> The Applicant must implement the most recent version of the Conservation Management Plan approved under condition D24.</p>

<p><b>Archaeological Research Design and Excavation Methodology</b> Curio Projects April 2021 - Rev 3 Issue 7</p>
<p>Section 5 Identification of Potential Impacts</p>
<p>5.1 Demolition and Excavation - General cut and fill across the site</p>
<p>5.3 Shared trenches for multiple services</p>
<p>Figure 5.4 identifies cut and fill activities between and behind the MET and Messenger's Cottage buildings proximate to the heritage boundary wall</p>
<p>Figure 5-13 identifies shared trenching for services that includes identification of a proposed drainage line behind the MET and Messenger's Building proximate to the Boundary Wall.</p>
<p>Section 7 Research Design and Excavation Methodology</p>
<p>Section 7.2 Identifies the Primary Excavation Director (ED) would prepare a Demolition Plan to assist in guiding the removal of the EEC and other areas of the site with moderate archaeological potential subject to demolition. " <b><i>This plan will</i></b></p>

<p><b>set out information to reduce the chance that the demolition operations will remove or damage the fragile features and deposits associated with that structure."</b></p>
<p>Section 7.3 Heritage Induction ED Prepared a document for induction which "<b>would be presented to all relevant on-site personnel</b>". A heritage induction will be approved by the ED and presented by the Primary ED. Induction indicated to include: Plan showing location of potential archaeological features</p>
<p>Appendix 9.2 Demolition Plan</p>
<p>Applies to the red and blue areas in Figure 7-1. Section 9.2.3 Specifies controls for the Demolition Plan (Red and Blue areas) Item 3 states: <b>Limit removal of the superstructure footings and underground services to the level of the existing grade and ground surfaces.</b> Do not undertake excavation below existing ground level. <b>Inground footings are to remain in-situ.</b></p>
<p>Item 5 states: An archaeologist should be present during the removal of concrete slabs and any hard surfaces. Item 6 states: During the course of the demolition, limit the movement of excavators and trucks to existing hard surfaces (i.e. once a slab or bitumen is lifted in the red or blue area - no machinery should be moved across that area</p>
<p>Section 9.2.4 Implementing the Plan The plan should be implemented by establishing a Consultation Roster between Project Management, archaeological and Demolition Contractor.</p>
<p>Section 9.3 Appendix 3 Site Induction As a result archaeologists will be on-site conducting work during the demolition and civil works phases of the development. Includes a monitoring function. Section 9.3.4 Construction that may affect archaeology - not clearly included in induction.</p>
<p><b>FSPS induction</b></p>
<p>Environment, Health &amp; Safety Induction FSPS Issue 3.0 31/01/2023 Project Revision 1.0 (Lend Lease). Induction presentation reviewed. Verbal supporting content not verified.</p>
<p>Provides summary points re: heritage, but not the detail of 9.3 Site induction content.</p>
<p>No clear identification of the content from the ARD Induction.</p>
<p>Induction presentation does not reference the consent, or CEMP suite, directly.</p>
<p>Consultation slide does not reference the archaeologist specifically. No reference to the Consultation Roster.</p>

# Appendix G Photo Log

**FORT STREET PUBLIC SCHOOL SSD 10340 THIRD PARTY AUDIT #5  
PHOTO LOG**

Figure 1 Shared pathway closure notice



Figure 2 Site entry



Figure 3 Tree protection



Figure 4 Tree protection



Figure 5 Cyclist diversion





Figure 6 VMS and shared pathway closure



Figure 7 Landscaping adjacent to access stairs



Figure 8 Litter and worn path across National Trust Landscaped area adjacent to car park



Figure 9 Site pedestrian access



Figure 10 Site bin



Figure 11 Cleaners only site bin (contents)



Figure 12 Site storage room



Figure 13 Site landscaping works in progress



Figure 14 Fire extinguisher and associated safety signage at emergency station





Figure 15 Tree protection zone



Figure 16 Site laydown area and in-gutter sediment control



Figure 17 General waste bin



Figure 18 Works and stockpile area



Figure 19 Excavator

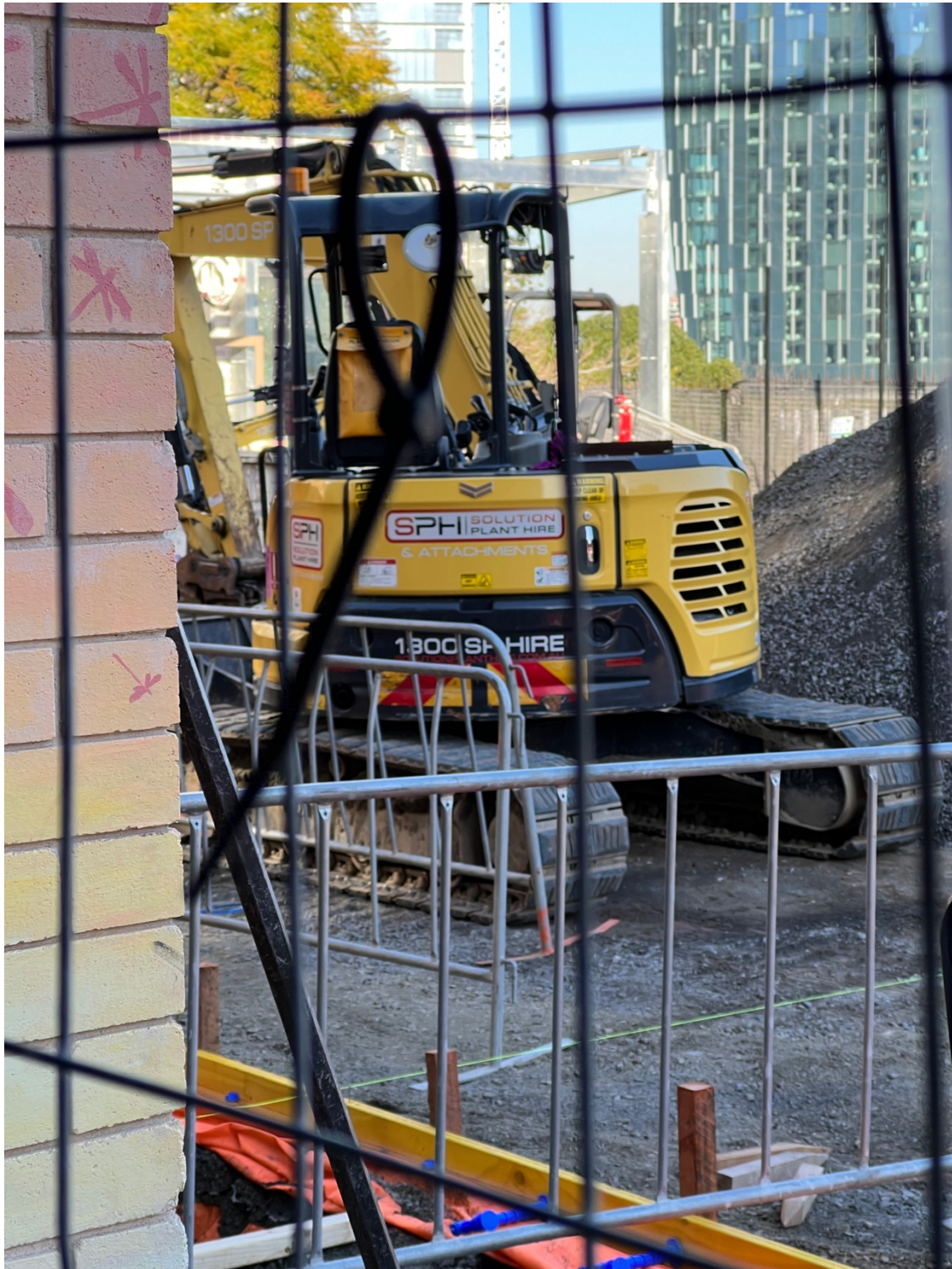


Figure 20 Site landscaping works in progress



Figure 21 Site landscaping works in progress



Figure 22 Laydown area front of Met Building



Figure 23 Landscaping works in progress



Figure 24 Works internal to FSPS building



Figure 25 Stowage of flammable materials under site shed



Figure 26 Site compound sheds – materials storage in bottom left





Figure 27 Site storage locker



Figure 28 Site southern boundary – view west



Figure 29 Site Southern boundary – view east



Figure 30 Works compound FSPS building interface



Figure 31 Mobile plant and Heritage Boundary Wall – showing exclusion zone



Figure 32 Spoil collection



# Appendix H Meeting Sign-on Register

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### Independent Audit Attendee Record

Name	Company	Role
MATT SPOONER	RP INFRASTRUCTURE	EXTERNAL PROJECT MANAGER
Karissa Kendall	SINSW	Project Director
Fatima Asili	RP Infrastructure	APM.
BRANDON LESLEICHTER	LEND LEASE	SPM
Michael Power	Lendlease	SPE
Adam Middleton	Lendlease	SM.
Richard Johnson	Aspect Environmental	Auditor

Audit Location: Fort Street Public School  
Audit Date: 27/7/2023