

Mick Cassel
Planning Secretary
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: Shiraz Ahmed

29 April 2022

Dear Shiraz Ahmed

Mosman High School (SSD 10465): Notification of Independent Environmental Audit in accordance with Conditions C43, C45 and C46

I refer to the upgrade of Mosman High School approved on 6 August 2021.

As per Condition C43 of the Development consent, the following documents are being submitted to the Planning Secretary for information:

- **SSD 10465 – Independent Audit Report – Mosman High School – Rev 1 – 14 April 2022**

As per the requirements of Condition C45 which outlines the need to meet the specific requirements in the *Independent Audit: Post Approval Requirements (Department 2018)*, the following attachments are submitted to the Department as a response to the Independent Audit Report in accordance with C43, C45 and C46.

1. Attachment A - Response to Independent Audit corrective action request and observations.

I hereby provide 7 day notification of our intention to publicly release the response to the Independent Audit Report within 60 days of this submission which demonstrates our commitment to complying with condition C45.

Should you have any queries regarding this correspondence or require any further information in this matter please contact Kendal Caynes, Compliance Officer Statutory Planning on 0439 271 733.

Yours sincerely

S Norris-Smith

Steve Norris-Smith
Project Director
Schools Infrastructure NSW

1. Attachment A - Response to Independent Audit corrective action request and observations.



Independent Audit Table - Mosman High School, 745 Military Road, Mosman NSW 2088 (Lot 1 DP 1268793)

Site Address: 745 Military Road, Mosman NSW 2088 (Lot 1 DP 1268793)
Date: March 2022 Development Application No. SSD 10465

ID	CONDITION HEADING	CONSENT CONDITION	COMMENTS / OBSERVATIONS / SUPPORTING DOCUMENTATION	COMPLIANCE STATUS	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS ACTIONS (A) = Address Non-compliances RECOMMENDATIONS (R) = Address Observation	Action (by Whom and When)	Status	Project Team Comment and Evidence of Actions
A23	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) (all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Evidence provided: <ul style="list-style-type: none"> Active and publicly accessible project website: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mosman-high-school-upgrade.html#category-reports Project website contains approved plans referred to in condition A2, Development Consent, Approved Strategies Plans and Programs. The project website also includes project progress updates, contact details and a complaints register. The latest project update is from November 2021. However, the website contains additional information in the form of subsequent works notifications on asbestos removal works. Condition A23(a) satisfied Condition A23(b) – information generally up to date.	Compliant	(R) - The Project Updates tab of the project website should be updated regularly with details of the current project status.	SINSW CEM	Closed	Monthly updates are provided on the SINSW website including information packs, project updates, relevant reports such as complaints register and works notifications. See the link below to gain access to the SINSW website: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mosman-high-school-upgrade.html

B20	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and 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 demolition as identified by the requirements of Condition B13.	Document provided as Appendix 5 of CEMP: <ul style="list-style-type: none"> <i>Environmental and Waste Management Plan, 769 Military Road, Mosman NSW 2088, Moits, February 2021 (EWMP)</i> The EWMP dated February 2021 prepared prior to commencement of demolition does not address B20(a) and B20(b). However, appropriate procedures were generally provided in Section 15.2 Dust and Air Quality Management Sub-Plan and 15.7 Waste Minimisation and Management Sub Plan of the CEMP. Further, waste quantities, classifications and disposal locations are recorded on the Waste tracker for offsite spoil disposal (refer condition C34). Additionally, MPX confirmed that asbestos containing material was removed (clearance certificates provided) prior to the structural demolition. The ACM was removed by a licenced contractor in accordance with the asbestos removal control plan (refer condition C35). As such, no evidence of detrimental impact to the environment has been observed. MPX provided an updated EWMP with Section 17 updated in response to comments provided during current independent audit to address B20(a) and B20(b). It is noted that the EWMP has been prepared for the demolition works. This is considered to be appropriate in relation to the development works undertaken to date.	Compliant	(R) – Provide additional information or addendum EWMP for construction works. (R) – Incorporate updated EWMP into the CEMP. Development works should be carried out in accordance with the most recent version of the CEMP.	Multiple x	Open	The updating of EWMP and CEMP has commenced and is expected to be finalized within 3 months of submission of IEA #1 as outlined within Condition A30 which is triggered with the submission of IEA#1.
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	CEMP in place. Refer to conditions B17-B22.	Compliant	(R) – The CEMP should be updated should any changes be made to the accompanying sub-plans.	Multiple x	Open	The updating of EWMP and CEMP has commenced and is expected to be finalised within 3 months of submission of IEA #1 as outlined within Condition A30 which is triggered with the submission of IEA#1.

