



Multiplex Constructions
4th Independent Environmental Audit
Mosman High School

745 Military Road
Mosman NSW

17 October 2023
61814/ 155025 (Rev 0)
JBS&G Australia Pty Ltd

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Abbreviations

Term	Definition
AS	Australian Standard
CEMP	Construction Environmental Management Plan
CNVMS	Construction Noise and Vibration Management Sub-Plan
CSWMSP	Construction Soil and Water Management Plan
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan
CWMSP	Construction Soil and Water Management Plan
DP	Deposited Plan
DPE	NSW Department of Planning and Environment (formerly DPIE)
DPIE	NSW Department of Planning Infrastructure and Environment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EWMP	Environmental Waste Management Plan
HSE	Health, Safety & Environment
NSW	New South Wales
SSD	State Significant Development

Executive Summary

Approval for the redevelopment of Mosman High School was granted as development consent SSD 10465 to the Department of Education by the Minister for Planning and Public Spaces on 6 August 2021. The proposed development comprises upgrades to the existing Mosman High School including: demolition of selected buildings and structures; construction of a new part three / part four storey building, including rooftop play area; relocation of the main pedestrian entrance; and ancillary works including tree removal and landscaping.

Schedule 2 Part C of Development Consent SSD 10465 requires an Independent Environmental Audit of the project. An independent audit has been undertaken in accordance with the NSW Department of Planning, Industry and Environment (2020) *Independent Audit Post Approval Requirements*. Three independents were previously completed for the construction phase. A fourth subsequent Independent Audit has been undertaken of the construction phase for the overall development and the operational phase for Stage 1, for the period 25 March to 6 October 2023., to assess the environmental performance and compliance status of the construction phase of the project. The adequacy of environmental management strategies and plans were also assessed.

The project was assessed to be compliant with all triggered conditions. No non-compliances were identified. Recommendations were made for one consent condition relating to complaints management. No evidence of detrimental impact to the environment was observed.

The findings for this independent audit are documented in this audit report. Overall, notwithstanding the non-compliances identified, the environmental management system and plans currently in place are broadly adequate to address environmental management of the project.

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd was engaged by Multiplex Constructions (Multiplex, the client) to undertake an independent environmental audit of development works associated with upgrades to the existing Mosman High School. Multiplex has been engaged as the builder for the redevelopment.

Approval for the redevelopment of Mosman High School was granted under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 6 August 2021 by the Minister for Planning and Public Spaces. Conditions of consent are provided in SSD 10465 which is included as part of the Independent Audit Table (**Appendix A**).

The project site is defined as Lot 1 in Deposited Plan (DP) 1268793, located at 745 Military Road, Mosman NSW.

The proposed development involves upgrades to the existing Mosman High School, including:

- demolition of selected buildings and structures;
- construction of a new part three / part four storey building, including rooftop play area;
- relocation of the main pedestrian entrance; and
- ancillary works including tree removal and landscaping.

The development for Mosman High School is being constructed in one stage, however in order to maintain operational continuity throughout the construction works, the operational commencement has been staged.

Schedule 2 Part C of Development Consent SSD 10465 requires an Independent Environmental Audit of the project as follows:

- *Condition C42 - Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.*
- *Condition C43 - Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*
- *Condition C44 - The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.*
- *Condition C45 - 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 C43 of this consent, or condition C44 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.*
- *Condition C46 - 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.*

- *Condition C47 - 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.*

Three Independent Environmental Audits were completed by JBS&G as part of the construction phase of the development in accordance with SSD 10465. An initial independent audit¹ was undertaken following the commencement of construction for the period 16 December 2021 to 25 March 2022. The second independent audit² was undertaken during the construction phase for the period 26 March to 14 October 2022 whilst the third independent audit³ was undertaken for the period 15 October 2022 to 24 March 2023. The Independent Environmental Audits were conducted in accordance with *Independent Audit, Post Approval Requirements May 2020* (Department 2020⁴).

Since completion of the third independent audit, construction and handover of the new Building G and partial landscaping associated with Stage 1 were completed and operation of Stage 1 commenced on 17 July 2023. As such, the current audit constitutes the fourth Independent Audit for the development inclusive of the construction phase for the overall development and the operational phase for Stage 1, for the period 25 March to 6 October 2023.

1.2 Audit Team

The JBS&G audit team comprised of Ms Christine Louie (Lead Independent Auditor) and Ms Sahani Gunatunge (Audit Assistant).

Christine Louie is a Principal environmental consultant experienced in leading and conducting environmental audits and a Certified Exemplar Global EMS Auditor (132320).

The audit team was approved by the NSW Department of Planning, Industry and Environment (the Department⁵) on 29 December 2021 as possessing the required skills and experience to undertake the independent environmental audit (**Appendix B**).

1.3 Audit Objectives

The objectives of the works were to undertake an Independent Environmental Audit in accordance with Condition C43 of Development Consent SSD 10465 issued by the Minister for Planning and Public Spaces, to assess the environmental performance and compliance status of the project.

1.4 Audit Scope

An independent environmental audit was undertaken in accordance with Department (2020) to assess the environmental compliance of the Mosman High School development during the construction phase with the conditions of Development Consent SSD 10465 under the *Environmental Planning and Assessment Act 1979*.

The independent environmental audit involved desktop review of available information relating to the development consent approval conditions including the Construction Environmental Management Plan (CEMP) and associated sub-plans and monitoring records; site inspection and

¹ *Independent Environmental Audit, Mosman High School, 745 Military Road, Mosman NSW, Reference: 61814/144232 (Rev 1), JBS&G Australia Pty Ltd, 29 April 2022 (JBS&G 2022a)*

² *2nd Independent Environmental Audit, Mosman High School, 745 Military Road, Mosman NSW, Reference: 61814/ 147726 (Rev 0), JBS&G Australia Pty Ltd, 14 October 2022 (JBS&G 2022b)*

³ *3rd Independent Environmental Audit, Mosman High School, 745 Military Road, Mosman NSW, Reference: 61814/ 150983 (Rev 0), JBS&G Australia Pty Ltd, 12 April 2023 (JBS&G 2023)*

⁴ *Independent Audit Post Approval Requirements, NSW Department of Planning, Industry and Environment, May 2020 (Department 2020)*

⁵ DPIE, DPE, Department and Planning Secretary have been used interchangeably throughout this report. All references refer to the NSW Government entity now known as Department of Planning and Environment.

interviews with staff; and preparation of this independent environmental audit report detailing the findings of the audit.

1.5 Audit Period

This fourth independent environmental audit addresses development activities undertaken since the third independent environmental audit for the period 25 March to 6 October 2023.

2. Audit Methodology

2.1 Selection and Endorsement of Audit Team

The audit was conducted by Ms Christine Louie (Lead Auditor) and Sahani Gunatunge (Audit Assistant). Approval of the Audit Team for the Mosman High School development was provided by the Department on 29 December 2021. A copy of the approval is provided in **Appendix B**.

The Independent Audit Declarations for the audit team are provided in **Appendix C**.

2.2 Independent Audit Scope Development

In accordance with Department (2020), the scope of the audit included the following:

1. an assessment of compliance with:
 - a. all conditions of consent applicable to the phase of the development that is being audited.
 - b. all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
2. a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - a. actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - b. the physical extent of the development in comparison with the approved boundary;
 - c. incidents, non-compliances and complaints that occurred or were made during the audit period;
 - d. the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - e. feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
3. the status of implementation of previous Independent Audit findings, recommendations and actions;
4. a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
5. any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2.3 Compliance Evaluation

Assessment of compliance with the conditions of consent of SSD 10465 was undertaken through evidence-based evaluation including review of verifiable evidence such as site records, construction and management plans and sub-plans, and other project documents.

Evaluation of the adequacy of post approval documents and compliance with development consent conditions was also undertaken. Environmental monitoring records were reviewed as part of the evaluation.

Site records and documents were viewed during the site interview with an inspection of the site undertaken on the same day. Project documents were also made available by Multiplex for viewing following the site interview.

The assessment of compliance with development consent SSD 10465 is presented in the Independent Audit Table in **Appendix A**.

2.4 Opening Meeting and Site Interview

An opening meeting was conducted on the day of the site inspection on 8 September 2023 with the following project personnel representing the proponent:

- Christina Travers-Jones, Design Manager (Multiplex)
- Matt Hogan, Site Manager (Multiplex)
- Matthew Mesiti, Project Engineer (Johnstaff, Project Manager for the Development)

A copy of the meeting register is provided in **Appendix H**.

2.5 Site Inspection

An inspection of the Mosman High School redevelopment site was also undertaken on 8 September 2023 and included a walk over around the perimeter of the site and the building construction area.

Photos of the site taken during the site inspection are presented in **Appendix D**.

2.6 Consultation

Consultation was undertaken with the following project stakeholders as part of the independent audit to obtain input into the scope of the audit:

- Department of Planning and Environment – Damien Smith, Senior Compliance Officer
- Mosman Council

Copies of the consultation correspondence are provided in **Appendix E**.

Stakeholder consultation has been undertaken by the proponent (Department of Education – School Infrastructure NSW) during the construction and operation phases in accordance with the Community Communication Strategy (condition B8).

2.7 Compliance Status Descriptors

The compliance status descriptors used to record the level of compliance of the Mosman High School redevelopment with the conditions of Development Consent SSD 10465 are summarised in **Table 2.1** below.

Table 2.1: Compliance Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with, within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), therefore an assessment of compliance is not relevant.

3. Audit Findings

3.1 Document List

The documents reviewed as part of the independent audit are listed in **Appendix G**. This included the Environmental Impact Statement (Architectus 2021), compliance documentation, Construction Environment Management Plan (CEMP) and associated Sub-Plans.

3.2 Compliance Performance

Compliance of the development was assessed against the Development Consent conditions of SSD 10465 applicable to the construction phase of the project and the audit findings are presented in **Appendix A**.

Out of a total of 157 development consent conditions, 42 conditions have not been triggered for the current audit period. Of the 115 consent conditions that have been triggered, no non-compliances were identified. Recommendations were provided for one consent condition. Advisory notes provided in Appendix A of SSD 10465 do not form part of the consent, and therefore have not been considered as part of this audit.

A summary of the main findings and recommendations are presented in **Table 3.1**.

Table 3.1: Summary of Compliance with Development Consent Conditions

Approval (ID)	Non-compliance #	Audit Findings and Recommendations	Compliance Status
A23	-	<p>Evidence provided:</p> <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 The project website includes project progress updates, contact details and a complaints register. <p>The project summary on the website has been updated regularly with the complaints register last updated on 17 February 3 October 2023. Three complaints were received between March and May 2023 relating to design of Building G. The auditor notes that works are being undertaken in accordance with the plans approved under consent SSD-10465. Two anonymous complaints were received in August and September 2023 relating to concerns about communications to school community over asbestos removal and concerns regarding construction workers carrying out work in PPE too close to students. SINSW's response stated that no response was able to be provided due to the anonymous nature of the complaint. Condition A23(a) satisfied. Condition A23(b) – information up to date. (R) – Provide additional information on the publicly available complaints register inclusive of nature of construction activities relating to the complaint and provide appropriate response to complaints.</p>	Compliant

3.3 Non-compliances

No non-compliances were identified. Recommendations were provided for improvement of one condition.

3.4 Previous Audit Recommendations

The third independent environmental audit (JBS&G 2022b) identified two non-compliances. Both non-compliances are administrative in nature relating to submission of the notification on review of strategies, plans and programs required under the consent to the Department outside the required

time period. The notification was subsequently submitted to the Department, therefore, no further actions were required.

SINSW provided responses⁶ to the audit findings from the second independent environmental audit. A summary of the status of the non-compliances from the third independent audit is provided in **Table 3.2**.

Table 3.2: Status of Previous Audit Actions and Recommendations

Condition ID	Condition Heading	Audit Findings and Recommendations	Applicant Response	Status
A2	Terms of Consent	Refer to non-compliances with terms of consent identified below	Refer to actions outlined below in A30.	Closed.
A31	Revisions of Strategies, Plans and Programs	Evidence provided: <ul style="list-style-type: none"> • <i>Mosman High School (SSD 10465): Notification of Review in accordance with Condition A30, School Infrastructure NSW, 20 March 2023</i> The Second Independent Audit Report was submitted under Conditions C43 and C44 on 27th October 2022. The notification to the Planning Secretary of the review being undertaken was not submitted within three months of the second IAR submission. Subsequent to identifying the non-compliance, a non-compliance notification was submitted to DPE.	Project team to ensure that the Planning secretary is notified of the review within the required timeframes of Condition A30.	Closed.

3.5 Environmental Management

3.5.1 Environmental Management Plans

Development consent condition B16 specifies requirements for environmental management plans for the development. Specific requirements for a Construction Environmental Management Plan (CEMP) are stated in consent condition B17 with consent conditions C18 to C21 addressing requirements for the following environmental management sub-plans:

- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP);
- Construction Noise and Vibration Management Sub-Plan (CNVMSP);
- Construction Waste Management Sub-Plan (CWMSMSP); and
- Construction Soil and Water Management Plan (CSWMSP).

The Construction Environmental Management Plan (Multiplex, Revision 7, 3 October 2023) (CEMP) provides the management framework to mitigate potential environmental and human health risks associated with the construction works. It is supported by the environmental management sub-plans listed above.

The CEMP has been reviewed against the *NSW Government Environmental Plan Guideline: Guideline for Infrastructure Projects* (April 2020) and adequately addresses the requirements of the guideline.

The CEMP was revised during the current audit period with consideration to update made to sub-plan Construction Soil and Water Management Plan (CSWMP) to reflect current onsite works processes with consideration to staged work zones.

⁶ *Mosman High School (SSD 10465): Notification of Independent Environmental Audit in accordance with Conditions C43, C45 and C46, School Infrastructure NSW, 26 April 2023*

3.5.2 Environmental Management System

The CEMP provides the framework for environmental management for the construction phase of the project and forms part of the environmental management system. Key environmental management elements include:

- Noise and vibration
- Dust and air quality
- Water quality
- Sediment and erosion
- Chemicals
- Land contamination
- Waste minimisation and management
- Heritage
- Flora and fauna
- Traffic

Environmental management project responsibilities have been identified as generally being the responsibility of the WHS&E Manager/Coordinator, Project Manager, Site Manager and WHS&E Coordinator.

An Audit Inspection undertaken on 3 March 2023 observed that the construction areas of the site were well laid out and appeared well managed.

3.6 Consultation Outcomes

As part of the independent audit, input into the scope of the audit was sought from the following project stakeholders:

- Department of Planning and Environment
- Mosman Council

Documentation detailing consultation is provided in **Appendix E**.

DPE noted that the CSWMP was not up to date to reflect the onsite processes and required the CSWMP to be reviewed and compared to the current onsite management. At the time of the site inspection on 8 September 2023, sediment control measures were identified to differ from measures proposed in the CSWMP due to changes to project methodology, however, the sediment control measures present were identified to be in good condition with no adverse impacts or discharge to surrounding environment observed. Subsequently, the CSWMP was updated to reflect current onsite work processes and with consideration to staged work zones and the updated CSWMP was incorporated into the revised Construction Environmental Management Plan (CEMP, Revision 7).

DPE did not request any consultation to be undertaken with other parties or agencies.

No response was received from Mosman Council.

Stakeholder consultation has been undertaken by the proponent (Department of Education – School Infrastructure NSW) during the construction phase in accordance with the Community Communication Strategy (condition B8).

3.7 Community Complaints

A Complaints Register is maintained (last updated 3 October 2023) on the project website (<https://www.schoolinfrastructure.nsw.gov.au/projects/m/mosman-high-school-upgrade.html#category-reports>) and is included in **Appendix F**.

Five complaints were received during the current audit period:

Three complaints were received between March and May 2023 relating to design of Building G. The auditor notes that works are being undertaken in accordance with the plans approved under consent SSD-10465.

Two anonymous complaints were received in August and September 2023 relating to concerns about communications to school community over asbestos removal and concerns regarding construction workers carrying out work in PPE too close to students. SINSW's response stated that no response was able to be provided due to the anonymous nature of the complaint. It is recommended that additional information be provided on the publicly available complaints register inclusive of nature of construction activities relating to the complaint and provide appropriate response to complaints.

3.8 Incidents

No incidents have been reported at the site.

3.9 Assessment of Environmental Impacts

An Environmental Impacted Statement (EIS) was prepared by Architectus (2021) for the Mosman High School Upgrade that considered the construction, final built form and operation of the development. The EIS was prepared in alignment with the Planning Secretary's Environmental Assessment Requirements (SEARs) for the development issued 18 June 2020.

Potential adverse environmental impacts and proposed mitigation measures were identified in the EIS (Architectus 2021). Adverse environmental impacts and proposed mitigation measures for the construction phase related to traffic and accessibility, noise and vibration, heritage and archaeology.

Mitigation Measures identified by the EIS (Architectus 2021):

- Heritage – Implement recommendations of the Heritage Impact Assessment prepared by Purcell, dated 30 March 2021, including recording of the Military Road Conservation Area by means of photographic archive prior to the commencement of works. Recording of heritage items has been undertaken in accordance with condition B10.
- Aboriginal Heritage - Implement recommendations of the Aboriginal Cultural Heritage Report (ACHR) and Aboriginal Archaeological Report prepared by Austral Archaeology, dated 30 March 2021. As noted in the EIS, Consultation with the Local Aboriginal Land Council and registered Aboriginal stakeholders has been conducted between June August 2020. An unexpected finds protocol for Aboriginal and non-Aboriginal heritage has been provided in Section 6.6 of the CEMP. No unexpected finds relating to Aboriginal Heritage have been reported during the audit period.
- Historical Archaeology - Implement recommendations of Historical Archaeology Assessment and Archaeological Research Design prepared by Austral Archaeology, dated 30 March 2021. Confirmation was provided by the appointed Excavation Director David Marcus of Austral Archaeology, that all archaeological testing, salvage works and collection of survey data was completed and confirmed that bulk earthworks can commence across all parts of the site which were previously identified as containing archaeological potential. Subsequently, a final excavation report was prepared Austral Archaeology within 12 months of the completion of the archaeological works on site in accordance with Condition C29.

- Traffic and Accessibility - Implement mitigation measures of the Traffic Impact Assessment prepared by PTC, dated 30 March 2021, and the Green Travel Plan prepared by PTC, dated 30 March 2021. A Construction Transportation Strategy has been developed as relevant to the current stage of works and implemented at the site which appears to effectively manage and mitigate potential impacts.
- Construction Traffic – Implement mitigation measures in accordance with the Construction Traffic Management Plan prepared by PTC, dated 31 March 2021. A Construction Traffic Management Plan has been developed and implemented at the site which appears to effectively manage and mitigate potential impacts.
- Geotechnical – The EIS notes that the proposed development is in accordance with the geotechnical model and recommendations in the Geotechnical Investigation Report prepared by Coffey, dated 30 March 2021.
- Contamination – The EIS states that the proposed upgrade works are to be delivered in accordance with the recommendations in the Remedial Action Plan (RAP) prepared by Coffey dated on 30 March 2021 and the Contamination Assessment prepared by Coffey dated on 30 March 2021. Additional contamination investigations were undertaken at the site by Tetra Tech Coffey as required by condition C37. A Remedial Works Plan (RWP) has been prepared by Tetra Tech Coffey dated on 27 May 2022 with specific details of remedial works that supersede the RAP. The site auditor issued Interim Audit Advice upon completion of Stage 1 Interim Validation work indicates the Auditor is satisfied that remediation and validation works within Stage 1 have been completed in general accordance with the RAP and RWP and the Stage 1 area is suitable for use by the school.
- Arboricultural - The proposed upgrade works are to be delivered in accordance with the recommendations of the Arboricultural Impact Assessment Report dated 30 March 2021. Arborist inspection record indicates that all tree protection measures have been installed on trees to be retained to a satisfactory standard. At the time of the audit inspection, tree protection measures around street trees and site trees had been removed following completion of Stage 1. No damage to trees were observed. No trees were present within the current works area.
- Ecologically Sustainable Development - The proposed upgrade works will be delivered in accordance with the Ecologically Sustainable Development Report prepared by EMF Griffiths. The project has been formally registered for a 4 star Green Star rating with the Green Building Council of Australia.
- Accessibility – The EIS states that the proposed upgrade works have been designed in accordance with the Building Code of Australia 2019 Standards. Subject to addressing the actions identified in the Accessibility Design Review Report, prepared by McKenzie Group, the project documentation has been confirmed to provide appropriate accessibility capable of complying with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the spirit and intent of the DDA.
- Waste - Construction and operational waste to be managed in accordance with the measures identified in the Waste Management Plan by Ricardo Energy Environment and Planning Pty Ltd. The EWMP has been prepared primarily for the demolition works. This is considered to be appropriate in relation to the development works undertaken to date. Dedicated waste storage areas were observed during the audit inspection.
- Infrastructure management – The EIS states that proposed upgrade works have been designed in accordance with the measures outlined in the Infrastructure Management Plan and Civil Plans prepared by JHA Services and TTW respectively.

- Hydraulic Services - The EIS states that proposed upgrade works have been designed in accordance with the Integrated Water Management Plan prepared by JHA Services.
- Noise and Vibration – A CNVMP has been developed in accordance with condition B19 and implemented at the site. The EIS states that a qualified engineer will be engaged to carry out a vibration survey to assess any potential risks. The vibration survey and assessment will determine whether the vibration levels might exceed the relevant criteria. If so, vibration mitigation and management measures will need to be put in place to ensure vibration impacts are minimised as far as practicable. It is noted that results of a vibration survey have not been provided in the CNVMP. Following commencement of operation of Stage 1, a post commencement noise emission assessment has been undertaken in accordance with condition E9 with the report confirming that noise generated by operation of the development does not exceed the noise limits in *Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade* prepared by JHA Acoustic Services dated 30 March 2021, undertaken as part of the EIS. It is noted that no noise/vibration related complaints have been received for the site.
- Construction management - Construction is to be managed in accordance with the measures identified in the Preliminary Construction Management Plan prepared by Multiplex. A Detailed Construction Environmental Management Plan (CEMP) has been prepared by Multiplex in accordance with condition B17 and implemented at the site.
- Construction Staging – EIS states that to maintain school operations, temporary accommodation (demountable buildings) will be required throughout the duration of the works. It is noted that construction is not staged. A Staging Report has been prepared relating to the operational phase in accordance with condition A9. Hoarding/fencing has been installed to optimise public safety and to prevent public access to, and maintain security of, the works.

3.10 Assessment of Environmental Management

The implementation of an environmental management system including an overall environmental management plan and associated sub-plans combined with environmental inspections/monitoring has generally adequately managed potential impacts. Development works should be carried out in accordance with the most recent version of the CEMP.

An Audit Inspection undertaken on 8 September 2023 observed that the construction areas of the site were well laid out and appeared well managed. Limited construction activities are currently undertaken following commencement of operation of Stage 1.

4. Recommendations

Based on an evaluation of compliance with the conditions of consent of SSD 10465, no non-compliances were identified. Recommendations were made against one condition to improve environmental management practises (presented in **Table 3.1**). Additional information should be provided on the publicly available complaints register inclusive of nature of activities and response to complaints.

5. Conclusion

An independent environmental audit has been undertaken for the construction phase of the Mosman High School Upgrade Works and the operational phase for Stage 1 of the development. The audit was required under Condition C43 of Development Consent SSD 10465. The audit assessed the environmental compliance of the project against the conditions of the development consent and the adequacy of management strategies and plans currently in place. Project documentation and records provided by the client were reviewed and a site inspection was conducted as part of the audit.

This audit constitutes the fourth independent audit for the development. No actions or recommendations were required to be addressed as part of the third independent audit.

The Construction Environmental Management Plan (CEMP) and associated sub-plans have been reviewed and assessed as being broadly adequate to address the requirements under the development consent. The CEMP and associated sub-plans appear to effectively manage and mitigate potential impacts to the environment and receptors.

Audit of compliance with SSD 10465 conditions was undertaken. No non-compliances were identified. Recommendations were made for one consent condition relating to complaints management. No evidence of detrimental impact to the environment was observed.

The audit was conducted in accordance with the Department (2020) *Independent Audit Post Approval Requirements*. Overall, notwithstanding the recommendations provided, the environmental management system and plans currently in place are broadly adequate to address environmental management of the project.

6. Limitations

The work was conducted, and this report prepared, for use by the client who has commissioned the works in accordance with the defined project brief / scope herein, within time and budgetary constraints, and in reliance on certain data and information made available to JBS&G Pty Ltd. The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared.

The advice herein relates only to this project and all results, conclusions and recommendations made are based on the information obtained and available (from the client and other parties) at the time of report preparation and submission to the client. JBS&G, accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. Use of the report for any other purpose, should be undertaken with caution and with reliance on a competent person with experience in environmental investigations, stakeholder and community engagement, communications, reputation management and regulatory permitting. Unless otherwise stated in the report, the report should not be relied upon by other parties, who should make their own enquires and obtain independent advice in relation to such matters. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Should further data / information be obtained that differs from the data / information on which the report conclusions and recommendations are based, then the conclusions and recommendations would need to be reviewed and may need to be revised.

This report may contain confidential material and must not be provided to third parties without the prior approval of the client. The report should only ever be provided in its complete form and must not be altered by any person or body other than JBS&G.

Appendix A Independent Audit Table

4th 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: October 2023

Development Application No. SSD 10465

Audit Team Members: Christine Louie, Sahani Gunatunge

Site Representatives: Christina Travers-Jones (Multiplex Constructions), Matt Hogan (Multiplex Constructions), Matthew Mesiti (Johnstaff)

ID	CONDITION HEADING	CONSENT CONDITION	COMMENTS / OBSERVATIONS / SUPPORTING DOCUMENTATION	COMPLIANCE STATUS ¹	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS ACTIONS (A) = Address Non-compliances RECOMMENDATIONS (R) = Address Observation
Part A - Administrative Conditions					
A1	Obligation to Minimise Harm to the Environment	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.	Construction environmental management plan (Conditions B17-B22) in place.	Compliant	
A2	Terms of Consent	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; (d) in accordance with the approved plans in the table provided		Compliant	
A3	Terms of Consent	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.	No changes since previous audit.	Compliant	
A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		Not triggered	
A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	Development consent for SSD 10465 granted 6 August 2021 Construction Commencement date: 16 December 2021 per condition B3.	Compliant	
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Multiplex Constructions (MPX) confirms that all relevant conditions are being complied with.	Compliant	
A7	Planning Secretary as Moderator	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.		Not triggered	

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A8	Evidence of Consultation	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.	No changes since the previous audit.	Compliant	
A9	Staging	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Evidence provided: <ul style="list-style-type: none"> Staging Report, Mosman High School Project – SSD 10465, Multiplex Constructions Pty Ltd, Revision 4, 8 December 2022 Submission to DPE: Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-19), dated 8 February 2023. Mosman High School Upgrade (SSD-10465), Revised Staging Report, Conditions A13© and A14, DPE, 27 March 2023 <p>The previously approved Staging Report (Revision 3 dated 26 November 2021) was updated in December 2022 under condition A13(c). The revised Staging Report was limited to the revised timing of Stages 1, 2, and 3 operations and the delivery of the Gladstone Avenue pedestrian crossing as per condition D18. The revised Staging Report was submitted to the Department prior to the commencement of Stage 1 operation. DPE approval states that the nominee of the Planning Secretary is satisfied that the revised Staging Report (Revision 4 dated 9 January 2023) was prepared in accordance with conditions A13(c) and A14.</p>	Compliant	
A10	Staging	A Staging Report prepared in accordance with condition A9 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.	Information in response to Items (a) to (d) of this condition A10 provided in the staging reports referenced in response to condition A9. <p>A single construction phase has been proposed. The Staging Plan pertains to staged operation only. The operational stages and indicative timing as listed in the revised Staging Report are:</p> <ul style="list-style-type: none"> Stage 1: Construction and handover of the new building G, Partial construction of site wide landscape works, December 2021-July 2023. Stage 2: Decant from building C, demolition of building C and associated landscaping works, July 2023-January 2024. Stage 3: Removal of Demountable buildings, Completion of remaining site wide landscape works, stormwater system and carpark, July 2023-January 2024 <p>In addition, the construction of a new pedestrian crossing at Gladstone Avenue for Condition D18 has been included in the Staging Report to be constructed in Stage 3. DPE approval noted that the previous Staging Report (Revision 3 dated 26 November 2021) contains the information required by condition A10. The revised Staging Report (Revision 4 dated 9 January 2023) was limited to the revised timing of Stages 1, 2, and 3 operations and the delivery of the Gladstone Avenue pedestrian crossing as per condition D18.</p>	Compliant	
A11	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Refer conditions A9 and A10. At the time of the site inspection, construction and handover of building G had been completed (Stage 1). Building C had been	Compliant	

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			demolished and demountable buildings had been removed with landscaping works underway (Stage 2 and 3).		
A12	Staging	Where construction or operation is being staged in accordance with an approved Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Refer conditions A9, A10 and A11.	Compliant	
A13	Staging, Combining and Updating Strategies, Plans or Programs	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).	Refer to Conditions B17 and B21 on update of management plans.	Compliant	
A14	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Evidence provided: <ul style="list-style-type: none"> • <i>Post Approval Submission, Construction Environmental Management Plan</i> Refer to Conditions B17 and B21 on update of management plans. The Construction Soil and Water Management Plan (CSWMP) was updated to reflect current onsite works processes with consideration to staged work zones. The updated CSWMP was incorporated into the revised Construction Environmental Management Plan (CEMP) (Rev 7). The CEMP was submitted to the Department for information.	Compliant	
A15	Staging, Combining and Updating Strategies, Plans or Programs	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.		Not triggered	
A16	Staging, Combining and Updating Strategies, Plans or Programs	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.	Refer to Condition A13 in relation to updated CSWMP.	Compliant	

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A17	Structural Adequacy	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>Notes:</i> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	No changes since previous audit.	Compliant	
A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Refer to condition B5. No changes since previous audit.	Compliant	
A19	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ol style="list-style-type: none"> the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; the quality and durability of any alternative material is the same standard as the approved external building materials; and a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. 	No changes since previous audit.	Compliant	
]]A20	Applicability of Guidelines	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.	Noted	Compliant	
A21	Applicability of Guidelines	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.		Not triggered	
A22	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Noted	Compliant	
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: <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 	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 The project website includes project progress updates, contact details and a complaints register. <p>The project summary on the website has been updated regularly with the complaints register last updated on 3 October 2023. Three complaints were received between March and May 2023 relating to design of Building G. The auditor notes that works are being undertaken in accordance with the plans approved under consent SSD-10465.</p>	Compliant	(R) – Provide additional information on the publicly available complaints register inclusive of nature of activities and response to complaints.

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		(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Two anonymous complaints were received in August and September 2023 relating to concerns about communications to school community over asbestos removal and concerns regarding construction workers carrying out work in PPE too close to students. SINSW's response stated that no response was able to be provided due to the anonymous nature of the complaint. Condition A23(a) satisfied. Condition A23(b) – information up to date.		
A24	Compliance	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.	<ul style="list-style-type: none"> SSD Conditions are publicly accessible. Multiplex advised that contractors are made aware of consent conditions through contract documents for relevant work programs. Workers are advised of relevant aspects of the conditions through the induction process. <ul style="list-style-type: none"> <i>Project Induction Handout, Mosman High School, Multiplex Constructions Pty Ltd, Revision 3, 1 February 2022</i> <i>Site induction presentation: Mosman High School Upgrade</i> Project induction handout and Induction presentation were sighted. No changes since previous audit.	Compliant	
A25	Incident Notification, Reporting and Response	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.	Noted. MPX confirms that no incidents were reported during the audit period.	Not triggered	
A26	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.		Not triggered	
A27	Non-Compliance Notification	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.	MPX confirms that no non-compliances were reported during the audit period.	Compliant	
A28	Non-Compliance Notification	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.		Compliant	
A29	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Not triggered	
A30	Revision of Strategies, Plans and Programs	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 C43 or C44; (d) the approval of any modification of the conditions of this consent; or	Evidence provided: <ul style="list-style-type: none"> <i>Mosman High School (SSD 10465): Notification of Review in accordance with Condition A30, School Infrastructure NSW, 26 April 2023</i> The Third Independent Audit Report was submitted under Conditions C43 and C44 on 26 April 2023. The notification to	Compliant	

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		(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.	the Planning Secretary of the review being undertaken was submitted within three months of the second IAR submission. The notification of review in accordance with Condition A30 was submitted on 26 April 2023 confirming that a review was being undertaken by SINSW.		
A31	Revision of Strategies, Plans and Programs	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Evidence provided: <ul style="list-style-type: none"> Post Approval Submission, Construction Environmental Management Plan Aconex correspondence - Updated CEMP, issued by Multiplex to MBC Group, 5 October 2023 Refer to Condition A13, B17 and B21 in relation to updated management plans. The updated CEMP was submitted to the certifier and DPE within six weeks of review and update of the report.	Compliant	
A32	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Noted	Not triggered	
A33	Compliance Reporting	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.		Not triggered	
A34	Compliance Reporting	The Applicant must make each Compliance Report publicly available within 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.		Not triggered	
A35	Compliance Reporting	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.		Not triggered	
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
B1	Rooftop design and enclosure	Prior to the commencement of construction of the rooftop area, including all structures (lift overrun and stair wells, surrounding walls and netting/mesh used to form the enclosure), the Applicant is required to consult with Council on the detailed design of the rooftop area and selection of materials for enclosing the area. The materials selected must demonstrate they have selected to minimise the visual impact of the rooftop enclosure upon the surrounding Military Road Heritage Conservation Area. Evidence of consultation, including the Applicant's response to issues raised by Council, is to be provided to the Planning Secretary and all final details submitted to the Certifier.	No changes since previous audit.	Compliant	
B2	Notification of Commencement	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.	No changes since previous audit.	Compliant	
B3	Notification of Commencement	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.	Evidence provided: <ul style="list-style-type: none"> Upgrade to Mosman High School (SSD 10465): Submission of Notification of Occupation in accordance with Condition D1, School Infrastructure NSW, 7 June 2023 Notification on date of commencement of operation of Stage 1 (17 July 2023) was provided to the Department on 7 June 2023.	Compliant	

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B4	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	No changes since previous audit.	Compliant	
B5	External Walls and Cladding	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	No changes since previous audit.	Compliant	
B6	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	No changes since previous audit.	Compliant	
B7	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	No changes since previous audit.	Compliant	
B8	Community Communication Strategy	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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	No changes since previous audit. Refer to Condition A23 relating to complaints handling.	Compliant	

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B9	Ecologically Sustainable Development	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.	No changes since previous audit.	Compliant	
B10	Heritage Photographic Archival Recording	Prior to the commencement of demolition of Buildings B and C, a photographic archival record of the external and internal areas of Buildings B and C and all other items of heritage significance on the site identified in the <i>Heritage Impact Statement</i> prepared by Purcell and dated 30 March 2021 must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council and any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition works.	No changes since previous audit.	Compliant	
B11	Outdoor Lighting	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 <i>Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements</i> and AS 4282-2019 <i>Control of the obtrusive effects of outdoor lighting</i> .	No changes since previous audit.	Compliant	
B12	Demolition	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (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.	Evidence provided: <ul style="list-style-type: none"> High Risk Workshop Presentation, Building C – Demolition, Moits, June 2023 Demolition Management Plan and Methodology and accompanying written statement from suitably qualified person was prepared by Demolition Contractor (Moits) prior to commencement of construction. The plan was submitted to the Certifier (MBC Group) and approved as compliant via Crown Development Certificate 21000314/2. The High Risk Workshop Presentation by the Demolition Contractor outlines methodology specific to Building C.	Compliant	
B13	Demolition	Prior to the commencement of demolition, the Applicant must prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) and ensure that asbestos and any other hazardous materials contained in buildings to be demolished (including PCB capacitors) are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the commencement of demolition.	No changes since previous audit.	Compliant	
B14	Demolition	The Applicant must comply with all recommendations for hazardous materials on the site as presented within <i>Limited Asbestos and Hazardous Materials Pre-Demolition Survey RO2</i> prepared by Coffey and dated 13 May 2020 as well as recommendations of subsequent detailed surveys, as required by this report, prior to the commencement of demolition.	Evidence provided: <ul style="list-style-type: none"> Asbestos clearance Certificate, Clearsafe Environmental Solutions, 24 July 2023 Demolition of Building C completed during current audit period. Asbestos clearance certificate was obtained prior to demolition works.	Compliant	
B15	Demolition	The Applicant must undertake works in accordance with the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and consult with SafeWork NSW if any asbestos waste is to be handled and/or disposed of.	Refer to condition B14.	Compliant	
B16	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). <i>Note:</i>	Noted. Refer to conditions B17-B22.	Compliant	

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		<ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 			
B17	Construction Environmental Management Plan	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (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 as set out in the Community Communication Strategy required by condition B8; <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B19);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B20);</p> <p>(g) Construction Soil and Water Management Sub-Plan (see condition B21).</p>	<p>Evidence provided:</p> <ul style="list-style-type: none"> Construction Environmental Management Plan, Mosman High School Project – SSD 10465, Revision 7, Multiplex Constructions Pty Ltd, 3 October 2023. Post Approval Submission, Construction Environmental Management Plan Aconex correspondence - Updated CEMP, issued by Multiplex to MBC Group, 5 October 2023 <p>The CSWMP which forms Appendix 6 of the CEMP was required to be updated, refer to Condition B21. The updated CSWMP was incorporated into the revised CEMP (Rev 7).</p> <p>The revised CEMP was submitted to the certifier and DPE.</p>	Compliant	
B18	Construction Environmental Management Plan	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council (through the Local Traffic Committee) and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, number of trucks, hours of operation, access and parking arrangements and traffic control. 	<p>Document provided as Appendix 3 of CEMP:</p> <ul style="list-style-type: none"> Construction Traffic Management Plan, Mosman High School, PTC Consultants, 3 December 2021 (CTMP) <p>No changes since previous audit.</p>	Compliant	
B19	Construction Environmental Management Plan	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); 	<p>Document provided as Appendix 4 of CEMP:</p> <ul style="list-style-type: none"> Construction Noise and Vibration Management Plan, Mosman High School Upgrade, JHA Services, 26 November 2021 (CNVMP) <p>No changes since previous audit. It is noted that no noise/vibration related complaints have been received for the site.</p>	Compliant	

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		(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) describe details of respite periods for noise generating works that exceed the 'highly noise affected' threshold and/or generate noise with annoying or intrusive characteristics as identified within the <i>Interim Construction Noise Guideline</i> (DECC, 2009). (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition B19(e); (g) include a complaints management system that would be implemented for the duration of the construction; and (h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B16.			
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 (Demolition EWMP)</i> <i>Waste Management and Recycling Plan (NSW), Bingo Industries (Construction EWMP)</i> No changes since previous audit.	Compliant	
B21	Construction Environmental Management Plan	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-site flows from the site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.	Evidence provided: <ul style="list-style-type: none"> <i>Construction Soil and Water Management Plan, Mosman High School, TTW (NSW) Pty Ltd, 22 September 2023</i> <i>Construction Environmental Management Plan, Mosman High School Project – SSD 10465, Revision 7, Multiplex Constructions Pty Ltd, 3 October 2023.</i> As part of consultation undertaken during this audit, DPE noted that the CSWMP was identified not to be up to date to reflect the onsite processes during a recent inspection. At the time of the site inspection on 8 September 2023, current sediment control measures were identified to differ from the proposed measures of the CSWMP due to changes to project methodology. However, the sediment control measures present were identified to be in good condition with no adverse impacts or discharge to surrounding environment observed. Subsequently, the CSWMP was updated to reflect current onsite work processes and with consideration to staged work zones. The updated CSWMP was incorporated into the Construction Environmental Management Plan (CEMP, Revision 7).	Compliant	
B22	Construction Environmental Management Plan	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.	No changes since previous audit.	Compliant	

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B23	Construction Parking	Prior to the commencement of construction, the Applicant must submit a Construction Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers and operational staff in order to minimise demand for 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.	No changes since previous audit.	Compliant	
B24	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise levels as recommended in the <i>Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade</i> prepared by JHA Acoustic Services dated 30 March 2021 must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the operational noise levels identified in the <i>Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade</i> prepared by JHA Acoustic Services dated 30 March 2021.	No changes since previous audit.	Compliant	
B25	Archaeological Salvage – Historic Archaeology	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.	No changes since previous audit.	Compliant	
B26	Archaeological Salvage – Historic Archaeology	The Excavation Director appointed in accordance with condition B25 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.	No changes since previous audit.	Compliant	
B27	Landscaping	Prior to the commencement of implementation of landscaping, the Applicant must prepare and submit to the Certifier, a revised Landscape Plan to deliver and manage the revegetation and landscaping works on-site. The plan must: (a) provide for the planting of 34 trees and in conjunction with remaining trees, demonstrate at least 24.6% tree canopy cover at the site; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; and (d) include the planting of trees with a pot container of 100 litres or greater.	Documents were provided during the previous audit period. No changes since previous audit.	Compliant	
B28	Operational Waste Storage and Processing	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	No changes since previous audit.	Compliant	

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		(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			
B29	Construction Access arrangements	Prior to the commencement of construction, evidence of compliance of construction parking and 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.	No changes since previous audit.	Compliant	
B30	Operational Access, Car Parking and Service Vehicle Arrangements	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 33 on-site car parking spaces, including one disabled car parking space, for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	No changes since previous audit.	Compliant	
B31	Site Contamination	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.	No changes since previous audit.	Compliant	
Part C - During Construction					
C1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site inspection on 8 September 2023. Site notices were observed to be installed during the site inspection addressing items a) to d) of condition C1 (Appendix D).	Compliant	
C2	Operation of Plant and Equipment	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.	Plant and equipment register maintained on online platform (Smartek). Equipment records provided for review: • <i>Example: Equipment register for Civil Plant – Excavator (Kubota Excavator U55-4G , serial no. 10165, operator's manual, completed pre-mobilisation checklist, maintenance report, plant risk assessment provided.</i>	Compliant	

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			Plant and equipment inspection, testing and monitoring requirements provided in <i>Work, Health and Safety Management Plan, Mosman High School Project – Main Works, Revision 2, Multiplex Constructions Pty Ltd, 11 November 2021.</i>		
C3	Demolition	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Refer to conditions B12 to B15. Demolition works undertaken in accordance with Demolition Management Plan and Methodology dated 29 November 2021.	Compliant	
C4	Construction Hours	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 7:30am and 3:30pm, Saturdays. No work may be carried out on Sundays or public holidays.	MPX advised that all works to date have been undertaken within the approved construction hours.	Compliant	
C5	Construction Hours	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 3:30pm and 4pm, Saturdays.	MPX advised that all works to date have been undertaken within the approved construction hours.	Not triggered	
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.		Not triggered	
C7	Construction Hours	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.		Not triggered	
C8	Construction Hours	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, pile driving and similar activities undertaken during current audit period.	Not triggered	
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	
C10	Construction Traffic	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.	Site inspection on 8 September 2023. <ul style="list-style-type: none"> All construction vehicles wholly contained within site. There is limited construction traffic following completion of Stage 1	Compliant	

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C11	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection on 8 September 2023. No third-party advertising or graffiti observed on site hoarding and fencing.	Compliant	
C12	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection on 8 September 2023. <ul style="list-style-type: none"> The site boundary was clearly demarcated. Dedicated storage areas for materials, general waste bins and skips bins were provided on site. 	Compliant	
C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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.	<ul style="list-style-type: none"> Construction Noise and Vibration Management Plan (CNVMP) implemented (refer condition B19). MPX advised the following measures have been implemented to minimise noise and vibration impacts: <ul style="list-style-type: none"> No rock breaking undertaken. Installation of hoarding to minimise noise impacts. No noise and vibration related complaints have been received to date.	Compliant	
C14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential or commercial precincts outside of the construction hours of work outlined under condition C4.	MPX advised that no out of hours construction vehicle arrivals have occurred.	Compliant	
C15	Construction Noise Limits	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.	MPX advised that quackers are used on machinery including excavator currently used on site. No noise and vibration related complaints have been received to date.	Compliant	
C16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	No rock breaking undertaken during current audit period. MPX advised that hand demolition undertaken to remove the external brick walls during Building C demolition works to mitigate noise and vibration impacts No noise and vibration related complaints have been received to date.	Compliant	
C17	Vibration Criteria	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 C16.	MPX advised that no vibratory compactors have been used to date on site.	Not triggered	
C18	Vibration Criteria	The limits in conditions C16 and C17 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.	Noted	Compliant	

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C19	Tree Protection	<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 / property boundary/ies 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 must be suitably protected during construction as per the recommendations of the <i>Arboricultural Impact Assessment Report</i> prepared by Birds Tree Consultancy and dated 30 March 2021; 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>Site inspection on 8 September 2023.</p> <p>Tree protection measures were implemented and pruning undertaken as required as per Arborist (Birds Tree Consultancy) Instructions to date.</p> <p>Tree protection measures around street trees and site trees have been removed following completion of Stage 1. No damage to trees were observed. No trees were present within the current works area.</p> <p>Conditions C19(a) to C19(d) satisfied.</p>	Compliant	
C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Management strategies for dust and air quality provided in the CEMP Section 15.2 including stabilisation of driveways, installation of physical barriers, chemical stabilisation, sweeping of external roads and haul roads, covering of haul roads with gravel, speed limits, assess works during excessively windy conditions and cease/reschedule as appropriate, use of water carts, good housekeeping, plant and equipment maintenance, covering loads and hazardous material management.</p> <p>Site inspection on 8 September 2023.</p> <ul style="list-style-type: none"> No visible dust observed. 	Compliant	
C21	Air Quality	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</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>Site inspection on 8 September 2023.</p> <ul style="list-style-type: none"> No visible dust observed. At the time of the inspection no trucks were observed entering/exiting the site. Public roads used by construction vehicles were clean and free of dirt. 	Compliant	
C22	Imported Fill	<p>The Applicant must:</p> <p>(a) Ensure that only VENM, ENM, or other material that meets the requirements of a relevant resource recovery order and exemption issued by the 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>Evidence provided:</p> <ul style="list-style-type: none"> <i>MPX Imported Fill Tracking Register</i> <i>Delivery dockets</i> <p>Records of source, quantity and quality are maintained by MPX as summarised in Import Fill Tracking Register.</p>	Compliant	
C23	Disposal of Seepage and Stormwater	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.	No changes since previous audit.	Compliant	
C24	Emergency Management	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>MPX advised that emergency awareness training is undertaken as part of site inductions.</p> <p>No changes since previous audit.</p>	Compliant	

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C25	Stormwater Management System	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS and within plans specified at Condition A2; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; 	No changes since previous audit.	Compliant	
C26	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	No unexpected finds relating to Aboriginal Heritage were reported during the audit period.	Not triggered	
C27	Unexpected Finds Protocol – Historic Heritage	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.	No unexpected archaeological relics were reported during the audit period.	Not triggered	
C28	Archaeological Salvage – Historic Archaeology	Archaeological excavation must be undertaken in accordance with the Historical Archaeological Assessment & Archaeological Research Design prepared by Austral Archaeology dated 30 March 2021 and any direction of the Excavation Director appointed in accordance with condition B25.	No changes since previous audit.	Compliant	
C29	Archaeological Salvage – Historic Archaeology	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.	No changes since previous audit.	Compliant	
C30	Archaeological Salvage – Historic Archaeology	The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics not identified in the Archaeological Assessment prepared for the project are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified in accordance with s.146 of the Heritage Act 1977. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.		Not triggered	
C31	Waste Storage and Processing	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.	<p>Site inspection on 8 September 2023.</p> <ul style="list-style-type: none"> • Dedicated waste storage areas observed. <p>MPX confirmed that waste storage bins are regularly collected by the waste contractor in accordance with the CEMP.</p>	Compliant	
C32	Waste Storage and Processing	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>Evidence provided:</p> <ul style="list-style-type: none"> • <i>Mosman High School Project Waste Recycling Register, 25 September 2023</i> <p>Demolition and construction stage waste generated to date recorded on waste tracker.</p>	Compliant	

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C33	Waste Storage and Processing	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.	Concrete waste generated during demolition works to date has been disposed from site with details recorded on waste tracker (refer to condition C32). MPX confirmed that concrete rinse water is collected and the hardened concrete is crushed and disposed with construction waste.	Compliant	
C34	Waste Storage and Processing	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.	Refer to Condition C33. Demolition and construction stage waste generated is recorded on waste tracker.	Compliant	
C35	Waste Storage and Processing	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.	Refer to Condition B14. MPX confirmed that asbestos containing material was removed (clearance certificates provided) prior to demolition of Building C.	Compliant	
C36	Outdoor Lighting	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.	Evidence provided: <ul style="list-style-type: none"> SSDA Compliance Certificate, Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, D6 Outdoor Lighting, Goldline Industries, 18 April 2023 Staged BCA Completion Certificate, Certificate Number: 21000314/6, MBC Group, 5 July 2023 SSDA Compliance Certificates confirms that construction of outdoor lighting complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting. SSDA Compliance Certificates submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
C37	Site Contamination	The Applicant must conduct further site investigations to confirm the full nature and extent of the contamination at the site and comply with the following requirements: <ol style="list-style-type: none"> the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>; the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and the recommendations of the <i>Remedial Action Plan – Mosman High School</i> prepared by Coffey and dated 30 March 2021. 	No changes since previous audit.	Compliant	
C38	Site Contamination	The unexpected finds procedure within the <i>Remedial Action Plan – Mosman High School</i> must be updated following results of further site investigations undertaken in accordance with condition C37 and implemented throughout duration of project work.	No changes since previous audit.	Not triggered	
C39	Site Contamination	Remediation of the site must be carried out in accordance with the <i>Remedial Action Plan – Mosman High School</i> prepared by Coffey and dated 30 March 2021 and any variations to that plan approved by an NSW EPA-accredited Site Auditor.	Evidence provided: <ul style="list-style-type: none"> Mosman High School (SSD 10465): Condition C40 and D27 Re: Interim Audit Advice Letter No. 1 - Mosman High School, Review of Remediation Strategy and Stage 1 Interim Validation, Louis Walkden of Ramboll Australia, 16 June 2023 Interim Environmental Management Plan, Tetra Tech Coffey, 16 June 2023 	Compliant	

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			<ul style="list-style-type: none"> Re: Interim Audit Advice Letter No.2 - Mosman High School, Review of Stage 1 Final Validation and Environmental Management Plan, Louis Walkden of Ramboll Australia, 18 August 2023 <p>MPX advised that remediation of the site is being carried out in accordance with the Remediation Action Plan and variations under the RWP as approved by the Auditor.</p> <p>The site auditor issued Interim Audit Advice upon completion of Stage 1 Interim Validation work indicates the Auditor is satisfied that remediation and validation works within Stage 1 have been completed in general accordance with the RAP and RWP and the Stage 1 area is suitable for use by the school.</p>		
C40	Site Contamination	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Refer to Condition C39.	Compliant	
C41	Site Contamination	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.		Not triggered	
C42	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Evidence provided: <ul style="list-style-type: none"> Mosman High School Upgrade (SSD-10465) Appointment of Independent Environmental Audit Team, DPE, 29 December 2021 Written approval received from DPIE for proposed independent auditor on 29 December 2021 prior to commencement of initial independent audit.	Compliant	
C43	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Noted	Compliant	
C44	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.		Not triggered	
C45	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ol style="list-style-type: none"> review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given; submit the response to the Planning Secretary; and make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	Evidence provided: <ul style="list-style-type: none"> 3rd Independent Environmental Audit Report, Mosman High School, 745 Military Road, Mosman NSW, 12 April 2023. Mosman High School (SSD 10465): Notification of Independent Environmental Audit in accordance with Conditions C43, C45 and C46, School Infrastructure NSW, 26 April 2023 <p>The 3rd independent environmental audit report and the applicant's response to the audit are available on the project website.</p>	Compliant	
C46	Independent Environmental Audit	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 Report submitted to the Planning Secretary on 26 April 2023 within 2 months of undertaking the independent audit site inspection.	Compliant	

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C47	Independent Environmental Audit	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. (a)		Not triggered	
Part D - Prior to Commencement of Operation					
D1	Notification of Occupation	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.	Evidence provided: <ul style="list-style-type: none"> Upgrade to Mosman High School (SSD 10465): Submission of Notification of Occupation in accordance with Condition D1, School Infrastructure NSW, 7 June 2023 Notification on commencement of operation of Stage 1 on 17 July 2023 provided to the Department at least one month before commencement of operation.	Compliant	
D2	External Walls and Cladding	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.	Evidence provided: <ul style="list-style-type: none"> BCA Installation Certificate, Condition D2: External Walls and Cladding Project: Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, Reference No.: 21000241, Buildup Interior Pty Ltd, 16 June 2023 External Walls and Cladding BCA Installation Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6	Compliant	
D3	External Walls and Cladding	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.	Evidence provided: <ul style="list-style-type: none"> Email correspondence - Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-29), Department of Planning and Environment, 29 June 2023 	Compliant	
D4	Works as Executed Plans	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.	Evidence provided: <ul style="list-style-type: none"> SSDA Compliance Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241, Doolan Plumbing, 17 April 2023 Hydraulic Services Site Plan, Sheet Number HY- 52-DOO-00-001, Revision AB Hydraulic Services Ground Floor Gravity Services Layout Sheet 1, Sheet Number HY- 54-DOO-L0-001, Revision AB Hydraulic Services Ground Floor Gravity Services Layout Sheet 2, Sheet Number HY- 54-DOO-L0-002, Revision AB SSDA Compliance Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D5	Warm Water Systems and Cooling Systems	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.	Evidence provided: <ul style="list-style-type: none"> SSDA Compliance Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241, Doolan Plumbing, 17 April 2023 SSDA Certificate, Project: Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, Reference No.: 21000241, Equilibrium Air Conditioning, 30 May 2023. 	Compliant	

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			SSDA Compliance Certificates submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.		
D6	Outdoor Lighting	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 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.	Evidence provided: <ul style="list-style-type: none"> SSDA Compliance Certificate, Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, D6 Outdoor Lighting, Goldline Industries, 18 April 2023 SSDA Compliance Certificates submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D7	Mechanical Ventilation	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.	Evidence provided: <ul style="list-style-type: none"> SSDA Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241, Equilibrium Air Conditioning, 30 May 2023. SSDA Compliance Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the operational noise levels identified in the Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade prepared by JHA Acoustic Services dated 30 March 2021.	Evidence provided: <ul style="list-style-type: none"> Mosman High School Upgrade – Acoustic Certificate, JHA Consulting Engineers, 9 June 2023 Acoustic Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D9	Fire Safety Certification	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.	Evidence provided: <ul style="list-style-type: none"> Fire Safety Certificate dated 27 June 2023 Email correspondence – Mosman High School Upgrade – Condition of Consent D9 – Fire Safety Certificate, issued by Multiplex to Mosman Council, dated 26 September 2023 Aconex correspondence Re: Consent Condition D9 – Fire Safety Certificate, issued from MBC Group dated 4 October 2023 Fire Safety Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6. The certifier confirmed that the final fire safety certificate was not required to be submitted to FRNSW as they are not deemed to be a relevant authority for Crown Development. The fire safety certificate was also submitted to Council.	Compliant	
D10	Structural Inspection Certificate	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:	Evidence provided: <ul style="list-style-type: none"> Structural Design Certificate, TTW (NSW) Pty Ltd, 22 June 2023 Structural Inspection Certificate, TTW (NSW) Pty Ltd, 5 June 2023 	Compliant	

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		(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.	<ul style="list-style-type: none"> Email correspondence – Mosman High School Upgrade – Condition of Consent D10 -Structural Inspection Certificate, issued by Multiplex to Mosman Council, dated 26 September 2023 Email correspondence - Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-31) issued by SINSW to DPE, dated 4 October 2023 Structural Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6. The certificate was submitted to DPE and Council.		
D11	Compliance with Food Code	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that food storage and food preparation areas (where proposed) 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.	Evidence provided: <ul style="list-style-type: none"> Mosman High School – Canteen, Food and Beverage Facilities Design, Construction Compliance Certificate, Mack Group, 23 June 2023 Aconex correspondence - Re: CWC1 - Tranche 3 Documentation Submission, issued from Multiplex to MBC Group, dated 27 June 2023. The certificate was submitted to the Certifier via email.	Compliant	
D12	Post-construction Dilapidation Report	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: <ol style="list-style-type: none"> to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ol style="list-style-type: none"> compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; to be forwarded to Council for information. 	Staging report states that the post-construction dilapidation report will be completed prior to operation of Stage 3	Not triggered	
D13	Protection of Public Infrastructure	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ol style="list-style-type: none"> repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.		Not triggered	
D14	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development must be met in full by the Applicant.		Not triggered	
D15	Protection of Property	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.		Not triggered	
D16	Car Parking Arrangements	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works associated with the reconfiguration of the 33 car parking spaces to include one disabled parking space have been completed.		Not triggered	

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D17	Bicycle Parking and End-of-Trip Facilities	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: <ul style="list-style-type: none"> (a) the provision of a minimum 6 staff and 60 visitor/student bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff, including 4 showers/change-rooms; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>		Not triggered	
D18	School/Pedestrian Crossing Facilities	Prior to the commencement of operation, the Applicant must consult with both Council regarding the need for the installation of a pedestrian crossing at Gladstone Avenue. If it is determined that the pedestrian crossing is required, it is to be installed in accordance with the relevant design standards set down by TfNSW to the satisfaction of the relevant road authority and be installed prior to the commencement of operation.	MPX advised that consultation has been undertaken with Council regarding installation of the pedestrian crossing. The crossing will be completed prior to operation of Stage 3.	Not triggered	
D19	School Zones	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. <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>		Not triggered	
D20	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		Not triggered	
D21	School Transport Plan	Prior to the commencement of operation, a School Transport Plan (GTP), must be submitted to the satisfaction of the Planning Secretary. The plan must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> (i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (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. (c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> (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 		Not triggered	

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		the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and (d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and (e) a monitoring and review program, including annual reviews for the first five years.			
D22	Utilities and Services	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> .	Evidence provided: <ul style="list-style-type: none"> SSDA Compliance Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241, Doolan Plumbing, 17 April 2023 SSDA Compliance Certificate submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D23	Stormwater Operation and Maintenance Plan	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: <ol style="list-style-type: none"> maintenance schedule of all stormwater quality treatment devices; record and reporting details; relevant contact information; and Work Health and Safety requirements. 	Evidence provided: <ul style="list-style-type: none"> Stormwater Operation and Maintenance Manual, Mosman High School, TTW (NSW) Pty Ltd, 28 February 2023 Stormwater Operation and Maintenance Manual submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D24	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.		Not triggered	
D25	Signage	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.		Not triggered	
D26	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	Evidence provided: <ul style="list-style-type: none"> Operational Waste Management Plan, Mosman High School, Ricardo Energy Environment and Planning Pty Ltd, 12 August 2022 	Compliant	

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		(a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site.	<ul style="list-style-type: none"> Staged BCA Completion Certificate, Certificate Number: 21000314/6, MBC Group, 5 July 2023 Operational Waste Management Plan submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.		
D27	Site Contamination	If, based on further site investigations undertaken in accordance with condition C37, it is determined that remediation works or ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation. (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	Refer to Condition C39. The site auditor issued Interim Audit Advice upon completion of Stage 1 Interim Validation work indicates the Auditor is satisfied that remediation and validation works within Stage 1 have been completed in general accordance with the RAP and RWP and the Stage 1 area is suitable for use by the school.	Compliant	
D28	Landscaping	Prior to the commencement of operation or another timeframe approved in writing by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) prepared in accordance with condition B27.	Evidence provided: <ul style="list-style-type: none"> RE: Mosman High School Project – Mosman, Certificate of Design – Landscaping, Black Beetle Pty Ltd, 29 March 2022 Landscaping Certificate of Design submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
D29	Landscaping	Prior to the commencement of operation, the Applicant must prepare and submit to the Certifier, a Landscape Management Plan to manage the ongoing revegetation and landscaping on-site. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage existing vegetation, revegetation and landscaping; (b) be consistent with the Landscape Design Report prepared by Black Beetle and dated March 2021; and (c) be consistent with the landscape plan(s) prepared in accordance with condition B27.	Evidence provided: <ul style="list-style-type: none"> Technical Specification, Mosman High School 745 Military Road Mosman, NSW, Black Beetle Pty Ltd, 22 March 2023 Landscape Management Plan submitted to Certifier (MBC Group) and approved as compliant via Staged BCA Completion Certificate 21000314/6.	Compliant	
Part E - Post Occupation					
E1	Out of Hours Event Management Plan	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) in consultation with Council and submit it to the Council and Planning Secretary for information. 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) 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 buildings and rooftop sports facilities, where applicable, restricting use of buildings before 8am and after 10pm and rooftop sports facilities before 8am and after 6pm;	MPX confirmed that out of hours events (School Use) run by the school that involve 100 or more people have not been held to date.	Not triggered	

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		(f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Refer to Condition E1.	Not triggered	
E3	Out of Hours Event Management Plan	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 for information. 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) 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 buildings and rooftop sports facilities, where applicable, restricting use of buildings before 8am and after 10pm and rooftop sports facilities before 8am and after 6pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	MPX confirmed that out of hours events (Community Use) run by the external parties that involve 100 or more people have not been held to date.	Not triggered	
E4	Out of Hours Event Management Plan	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.	Refer to Condition E3.	Not triggered	
E5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	MPX advised that all plant and equipment used on site are maintained in a proper and efficient condition operated in a proper and efficient manner.	Compliant	
E6	Warm Water Systems and Cooling Systems	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.	MPX confirmed that operation and maintenance of warm water systems and water cooling systems is undertaken in accordance with relevant legislation and standards.	Compliant	

ID	CONDITION HEADING	CONSENT CONDITION	COMMENTS / OBSERVATIONS / SUPPORTING DOCUMENTATION	COMPLIANCE STATUS ¹	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS ACTIONS (A) = Address Non-compliances RECOMMENDATIONS (R) = Address Observation
E7	Community Communication Strategy	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Evidence provided: <ul style="list-style-type: none"> Community Communication Strategy, Mosman High School Upgrade, School Infrastructure NSW, October 2021 MPX confirmed that the Community Communication Strategy approved under Condition B8 is being implemented.	Compliant	
E8	Environmental Management Plan	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 D27 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .	Refer to Condition C39. An Interim Environmental Management Plan has been prepared following Stage 1 completion. Remediation works are ongoing. Interim Audit Advice Letter No.2 states that the 'Mosman High School Redevelopment Interim Environmental Management Plan Version V1' dated 17 August 2023 will provide an adequate framework for the management of impacted fill remaining at the site beneath capping layers. The Environmental Management Plan will be updated as the subsequent stages of development are completed to eventually apply to the entire school site.	Compliant	
E9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in <i>Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade</i> prepared by JHA Acoustic Services dated 30 March 2021.	Evidence provided: <ul style="list-style-type: none"> Post Commencement Noise Emission Assessment, Mosman High School - Stage 1, JHA Services, 12 September 2023 The report states that development Condition of Consent E10 requirements are satisfied for Stage 1.	Compliant	
E10	Operational Noise Limits	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 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 agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in <i>Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade</i> prepared by JHA Acoustic Services dated 30 March 2021. 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.	Evidence provided: <ul style="list-style-type: none"> Post Approval Form: Operational Noise Limits Refer to Condition E9. The Noise Emission Assessment was submitted to DPE.	Compliant	
E11	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Evidence provided: <ul style="list-style-type: none"> SSDA E11 – Unobstructed Driveways and Parking Areas, Mosman High School, 5 October 2023 Driveways and footways were not observed to be obstructed at the time of the site inspection on 8 September 2023.	Compliant	

ID	CONDITION HEADING	CONSENT CONDITION	COMMENTS / OBSERVATIONS / SUPPORTING DOCUMENTATION	COMPLIANCE STATUS ¹	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS ACTIONS (A) = Address Non-compliances RECOMMENDATIONS (R) = Address Observation
E12	School Transport Plan	The School Transport Plan required by condition D21 must be updated annually and implemented unless otherwise agreed by the Planning Secretary.		Not triggered	
E13	Ecologically Sustainable Development	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 B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		Not triggered	
E14	Outdoor Lighting	Notwithstanding condition D6, 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.	MPX confirmed that residual impacts on the amenity of surrounding sensitive receivers have not been identified to date. No complaints have been received to date in relation to outdoor lighting.	Not triggered	
E15	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.	Multiplex confirmed that landscaping and vegetation on Stage 1 is being maintained in accordance Landscape Management Plan approved under condition D28.	Compliant	
Appendix 1 - Advisory Notes					
AN1	General	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		-	
AN2	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.		-	
AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.		-	
AN4	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.		-	
AN5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		-	
AN6	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		-	
AN7	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority		-	

ID	CONDITION HEADING	CONSENT CONDITION	COMMENTS / OBSERVATIONS / SUPPORTING DOCUMENTATION	COMPLIANCE STATUS ¹	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS ACTIONS (A) = Address Non-compliances RECOMMENDATIONS (R) = Address Observation
		must be obtained prior to the commencement of road or pavement construction works.			
AN8	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.		-	
AN9	SafeWork Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		-	
AN10	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		-	
AN11	Handling of Asbestos	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.		-	
AN12	Speed limit authorisation	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.		-	
AN13	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		-	

Appendix B Audit Team Approval



Mr Leslie McCluskey
Suite 9, 259 George Street
SYDNEY NSW 2000

29/12/2021

Dear Mr McCluskey

**Mosman High School Upgrade (SSD-10465)
Appointment of Independent Environmental Audit Team**

I refer to your request (SSD-10465-PA-1) for the Planning Secretary's endorsement of a suitably qualified, experienced and independent audit team to conduct an independent environmental audit of the Mosman High School Upgrade development. Under Condition C43 of the Mosman High School Upgrade Development Consent (SSD-10465) an independent environmental audit is to be carried out in accordance with the *Independent Audit Post Approval Requirements (2020)*.

The Department of Planning, Industry and Environment (**Department**) has reviewed the nominations and information you have provided against Condition C42 of the Development Consent and the *Independent Audit Post Approval Requirements (2020)*, specifically section 3.1

The Department is satisfied that Ms Christine Louie is certified with Exemplar Global as a lead auditor in environmental management systems, and that all nominated persons are suitably experienced and qualified in state significant developments and have supplied declarations of independence.

Consequently, in accordance with Condition C42 of the Development Consent I can advise that the Planning Secretary endorses the following persons as the audit team in the following roles:

- Ms Christine Louie, JBS&G Australia Pty Ltd, as Lead Auditor
- Mr Lachlan Wilkinson, JBS&G Australia Pty Ltd, as Technical Environmental Specialist
- Ms Sahani Gunatunge, JBS&G Australia Pty Ltd, as Audit Assistant
- Mr Dominic Hoban, JBS&G Australia Pty Ltd, as Audit Assistant

Notwithstanding the endorsement of the above listed audit team, 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 Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

The Department reserves the right to request an alternate auditor or experts for any future independent environmental audits under the Development Consent.

The independent environmental audit must satisfy Condition C43 of the Development Consent, and be conducted in accordance with the *Independent Audit Post Approval Requirements (2020)*. Failure to do so may require revision and resubmission of the audit report.

Please ensure this correspondence is appended to the audit report.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer on 02 9274 6225 or via ania.dorocinska@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Sherry'. The signature is stylized with a large, circular flourish at the end.

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix C Independent Audit Declaration Forms

Appendix E – Independent Audit Report Declaration Form Template

Independent Audit Report Declaration Form

Project Name Mosman High School, 745 Military Road, Mosman NSW

Consent Number 10465

Description of Project Upgrades to the existing Mosman High School, including demolition of selected buildings and structures; construction of a new part three / part four storey building, including rooftop play area; relocation of the main pedestrian entrance; and ancillary works including tree removal and landscaping.

Project Address 745 Military Road, Mosman NSW (Lot 1 DP 1268793)

Proponent Department of Education

Title of Audit Mosman High School, 745 Military Road, Mosman NSW (Lot 1 DP 1268793)
Independent Audit

Date 17/10/2023

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor Christine Louie

Signature 

Qualification Exemplar Global Certified Auditor No. 132320

Company JBS&G Pty Ltd

Company Address Level 1, 50 Margaret Street, Sydney NSW 2000

Appendix E – Independent Audit Report Declaration Form Template

Independent Audit Report Declaration Form

Project Name Mosman High School, 745 Military Road, Mosman NSW

Consent Number 10465

Description of Project Upgrades to the existing Mosman High School, including demolition of selected buildings and structures; construction of a new part three / part four storey building, including rooftop play area; relocation of the main pedestrian entrance; and ancillary works including tree removal and landscaping.

Project Address 745 Military Road, Mosman NSW (Lot 1 DP 1268793)

Proponent Department of Education

Title of Audit Mosman High School, 745 Military Road, Mosman NSW (Lot 1 DP 1268793)
Independent Audit

Date 17/10/2023

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor Sahani Gunatunge

Signature 

Qualification Auditor Assistant

Company JBS&G Pty Ltd

Company Address Level 1, 50 Margaret Street, Sydney NSW 2000

Appendix D Site Inspection Photographs

PHOTOGRAPH 1: SIGNAGE ON SITE BOUNDARY



PHOTOGRAPH 2: SEDIMENT CONTROL AT SITE BOUNDARY



PHOTOGRAPH 3: WASTE STORAGE



PHOTOGRAPH 4: STOCKPILE MANAGEMENT



Job No: 61814

Client: Multiplex

Version: R04 Rev A

Date: 6/10/2023

Drawn By: SG

Checked By: CL

Not to Scale

Coord. Sys n/a

**745 Military Road, Mosman NSW
2088 (Lot 1 DP 1268793)**

PHOTOGRAPH 5: CONSTRUCTION AREA



PHOTOGRAPH 6: CONSTRUCTION AREA



PHOTOGRAPH 7: CONSTRUCTION AREA



PHOTOGRAPH 8: CONSTRUCTION AREA



Job No: 61814

Client: Multiplex

Version: R04 Rev A

Date: 6/10/2023

Drawn By: SG

Checked By: CL

Not to Scale

Coord. Sys n/a

745 Military Road, Mosman NSW
2088 (Lot 1 DP 1268793)

APPENDIX D

PHOTOGRAPH 9: STAGE 1 OPERATIONAL AREA - BUILDING G



PHOTOGRAPH 10: STAGE 1 OPERATIONAL AREA - BUILDING G



PHOTOGRAPH 11: STAGE 1 OPERATIONAL AREA LANDSCAPING



PHOTOGRAPH 12: STREET TREES



Job No: 61814

Client: Multiplex

Version: R04 Rev A

Date: 6/10/2023

Drawn By: SG

Checked By: CL

Not to Scale

Coord. Sys n/a

745 Military Road, Mosman NSW
2088 (Lot 1 DP 1268793)

APPENDIX D

Appendix E Consultation

Sahani Gunatunge

From: Sahani Gunatunge
Sent: Tuesday, 5 September 2023 10:52 AM
To: 'council@mosman.nsw.gov.au'
Cc: Christine Louie
Subject: SSD 10465 Mosman High School - Independent Environmental Audit

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

JBS&G Australia Pty Ltd is undertaking the 4th Independent Environmental Audit for the development works being undertaken under State Significant Development consent SSD 10465 for Mosman High School (Lot 1 DP 1268793) located at 745 Military Road, Mosman NSW.

In accordance with *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment, May 2020), the auditor is required to consult with the Department of Planning and Environment (DPE) and other agencies and stakeholders to obtain their input into the scope of the audit.

Please advise if Council has any comments regarding environmental issues relating to the project that Council would like to be considered as part of the 4th independent audit.

Kind Regards,



Sahani Gunatunge | Senior Project Manager | JBS&G

Gadigal Country | Level 1, 50 Margaret Street, Sydney, NSW

T: 02 8245 0300 | M: 0410 240 607 | E: sgunatunge@jbsg.com.au | W: jbsg.com.au | L: [Conditions and Limitations](#)

Exceptional Outcomes

Sahani Gunatunge

From: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Sent: Tuesday, 5 September 2023 12:40 PM
To: Sahani Gunatunge
Cc: Alexandra Sands
Subject: RE: SSD 10465 Mosman High School - Fourth Independent Environmental Audit

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking or responding.*****

Good afternoon Shan,

Thank you for your email. NSW Planning requests that JBS&G take into account some additional matters for focused review.

NSW Planning recently conducted an inspection of the project and noted that the Soil and Water management plan was not up to date to reflect the onsite processes.

Please review the above mentioned plan and compare it to the onsite management that is occurring, including the installation and maintenance of sediment traps and sediment control measures.

If you have any questions regarding 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
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please direct all email correspondence to 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.

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](#).

From: Sahani Gunatunge <SGunatunge@jbsg.com.au>
Sent: Tuesday, 5 September 2023 10:58 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Ania Dorocinska <Ania.Dorocinska@dpie.nsw.gov.au>; Christine Louie <clouie@jbsg.com.au>
Subject: RE: SSD 10465 Mosman High School - Fourth Independent Environmental Audit

Good Afternoon,

JBS&G Australia Pty Ltd will be undertaking the 4th Independent Environmental Audit for the development works being undertaken under State Significant Development consent SSD 10465 for Mosman High School (Lot 1 DP 1268793) located at 745 Military Road, Mosman NSW.

The 4th Independent Environmental Audit will be undertaken by Ms Christine Louie (Lead Independent Auditor) and Ms Sahani Gunatunge (Audit Assistant) who are part of the audit team approved by the Department on 29 December 2021 as possessing the required skills and experience to undertake the independent environmental audit. The audit team has remained unchanged during previous Independent Environmental Audits.

In accordance with Independent Audit Post Approval Requirements (Department 2020), the auditor is required to consult with the Department to obtain their input into the scope of the audit. Previous Independent Environmental Audits were completed with consideration to correspondence from the Department below.

Please advise if the Department requires further information regarding the audit team and if the Department has any comments regarding environmental issues relating to the project that the Department would like to be considered as part of the 4th independent audit.

Kind Regards,



Sahani Gunatunge | Senior Project Manager | JBS&G

Gadigal Country | Level 1, 50 Margaret Street, Sydney, NSW

T: 02 8245 0300 | M: 0410 240 607 | E: sgunatunge@jbsg.com.au | W: jbsg.com.au | L: [Conditions and Limitations](#)

Exceptional Outcomes

From: Sahani Gunatunge
Sent: Friday, March 10, 2023 9:40 AM
To: compliance@planning.nsw.gov.au
Cc: Ania Dorocinska <ania.dorocinska@planning.nsw.gov.au>; Christine Louie <clouie@jbsg.com.au>
Subject: RE: SSD 10465 Mosman High School - Third Independent Environmental Audit

Good Morning,

Following up on the below, can you please advise if the Department require further information or have any comments to be considered as part of the 3rd independent audit being undertaken for the Mosman High School Redevelopment.

Kind Regards,



Sahani Gunatunge | Senior Project Manager | JBS&G

Gadigal Country | Level 1, 50 Margaret Street, Sydney, NSW

T: 02 8245 0300 | M: 0410 240 607 | E: sgunatunge@jbsg.com.au | W: jbsg.com.au | L: [Conditions and Limitations](#)

Exceptional Outcomes

From: Sahani Gunatunge <SGunatunge@jbsg.com.au>
Sent: Thursday, February 16, 2023 4:43 PM
To: compliance@planning.nsw.gov.au
Cc: Ania Dorocinska <ania.dorocinska@planning.nsw.gov.au>; Christine Louie <clouie@jbsg.com.au>
Subject: RE: SSD 10465 Mosman High School - Third Independent Environmental Audit

Good Afternoon,

JBS&G Australia Pty Ltd will be undertaking the 3rd Independent Environmental Audit for the development works being undertaken under State Significant Development consent SSD 10465 for Mosman High School (Lot 1 DP 1268793) located at 745 Military Road, Mosman NSW.

The 3rd Independent Environmental Audit will be undertaken by Ms Christine Louie (Lead Independent Auditor), Mr Lachlan Wilkinson (Technical Environmental Specialist) and Ms Sahani Gunatunge (Audit Assistant) who are part of the audit team approved by the Department on 29 December 2021 as possessing the required skills and experience to undertake the independent environmental audit. The audit team has remained unchanged during previous Independent Environmental Audits for the construction stage.

In accordance with *Independent Audit Post Approval Requirements* (Department 2020), the auditor is required to consult with the Department to obtain their input into the scope of the audit. Previous Independent Environmental Audits were completed with consideration to correspondence from the Department below.

Please advise if the Department requires further information regarding the audit team and if the Department has any comments regarding environmental issues relating to the project that the Department would like to be considered as part of the 3rd independent audit.

Kind Regards,



Sahani Gunatunge | Senior Project Manager | JBS&G

Gadigal Country | Level 1, 50 Margaret Street, Sydney, NSW

T: 02 8245 0300 | M: 0410 240 607 | E: sgunatunge@jbsg.com.au | W: jbsg.com.au | L: [Conditions and Limitations](#)

Exceptional Outcomes

From: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Sent: Tuesday, September 20, 2022 1:23 PM
To: Sahani Gunatunge <SGunatunge@jbsg.com.au>
Cc: Damien Smith <Damien.Smith@dpie.nsw.gov.au>; Christine Louie <clouie@jbsg.com.au>
Subject: RE: SSD 10465 Mosman High School - Second Independent Environmental Audit

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking or responding.*****

Good afternoon Sahani,

Thank you for consulting with the Department of Planning and Environment (Department) on the scope of the audit for Mosman High School Upgrade project SSD 10465 (Consent).

The Department does not require any additional issues to be included within the scope of the audit that are not already captured by the Consent, including Condition C43 and the Department's Independent Audit Post Approval Requirements.

Please call me on the details provided below if you have any questions.

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment
T 02 8289 6610 | M 0447 041 325 | E elizabeth.williamson@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please note my work days are Tuesday, Wednesday & Thursday.



The Department of Planning 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.

The Department has 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](#).

From: Sahani Gunatunge <SGunatunge@jbsg.com.au>
Sent: Wednesday, 14 September 2022 10:32 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>; Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Cc: Christine Louie <clouie@jbsg.com.au>
Subject: SSD 10465 Mosman High School - Second Independent Environmental Audit

Good Morning,

JBS&G Australia Pty Ltd is undertaking the 2nd Independent Environmental Audit for the development works being undertaken under State Significant Development consent SSD 10465 for Mosman High School (Lot 1 DP 1268793) located at 745 Military Road, Mosman NSW.

In accordance with *Independent Audit Post Approval Requirements* (Department 2020), the auditor is required to consult with the Department to obtain their input into the scope of the audit. The initial Independent Environmental Audit was completed on 29 April 2022, with consideration to comments below.

Please advise if the Department has any comments regarding environmental issues relating to the project that the Department would like to be considered as part of the 2nd independent audit.

Kind Regards,



Sahani Gunatunge | Senior Project Manager | JBS&G
Gadigal Country | Level 1, 50 Margaret Street, Sydney, NSW
T: 02 8245 0300 | M: 0410 240 607 | E: sgunatunge@jbsg.com.au | W: jbsg.com.au | L: [Conditions and Limitations](#)

Exceptional Outcomes

From: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Sent: Friday, 25 February 2022 8:52 AM

To: Sahani Gunatunge <SGunatunge@jbsg.com.au>

Subject: RE: SSD 10465 Mosman High School - Independent Environmental Audit

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking or responding.*****

Good Morning Sahani,

Thank you for consulting with the Department of Planning and Environment (Department) on the scope of the Mosman High School Independent Audit.

Please ensure the audit is conducted in accordance with Condition C43 of the Development Consent SSD-10465, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements. Consistent with Section 3.3 of those requirements, please ensure:

- The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts
- A high level assessment of the environmental management plans is included
- Matters considered relevant to this audit:
 - Communication of compliance obligations to relevant contractors
 - Provision of required information on the project website
 - Ongoing consultation with affected community
 - Notification of incidents and non-compliances to the Department.

Thank you

Kind regards,

Ania Dorocińska

Acting Team Leader Compliance – Government Projects

Planning & Assessments | Department of Planning and Environment
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The Department of Planning 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.

From: Sahani Gunatunge <SGunatunge@jbsg.com.au>

Sent: Thursday, 24 February 2022 5:02 PM

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

Cc: Christine Louie <clouie@jbsg.com.au>

Subject: SSD 10465 Mosman High School - Independent Environmental Audit

Good Afternoon,

JBS&G has been engaged by Multiplex Constructions to undertake an Independent Environmental Audit for the development works associated with Mosman High School (Lot 1 DP 1268793) located at 745 Military Road, Mosman NSW.

State Significant Development (SSD) consent granted for the site (SSD 10465) Condition C43 requires independent audits to be undertaken in accordance with *Independent Audit Post Approval Requirements* (Department 2020). The requirements include consultation with the Department to obtain input into the scope of the audit. Please advise if the Department has any comments regarding environmental issues relating to the project that the Department would like to be considered as part of the independent audit.

Kind Regards,



Sahani Gunatunge | Senior Project Manager | JBS&G
Sydney | Melbourne | Adelaide | Perth | Brisbane | Canberra | Newcastle | Darwin |
Wollongong | Bunbury | Hobart
Level 1, 50 Margaret Street, Sydney NSW 2000

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JBS&G acknowledges the Traditional Owners and custodians on the land we walk, work and live. We pay respect to their cultures, Elders past and present, and in the spirit of reconciliation, we commit to working together for our shared future.

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Appendix F Complaints Register

Mosman High School upgrade - Complaints register

Last updated: 3 October 2023

This is a register of complaints received by School Infrastructure NSW about Mosman High School since the project's State Significant Development application was approved. A complaints register is a requirement for all SSD projects.

Date of complaint	Date of response	Method of complaint	Nature of complaint	SINSW response	Complaint status	Is this complaint an emergency?
January 2022	No complaints received					
February 2022	Early March	Email	Enquiry about asbestos containing materials within the work zone.	Enquiry about asbestos containing materials within the work zone. This material was removed outside of school hours on Friday 4 February 2022. The work was completed in accordance with the Department of Education's Asbestos Management Plan and SafeWork NSW regulations.	Closed	No
March 2022	No complaints received					

NSW Department of Education – School Infrastructure

April 2022	No complaints received					
May 2022	No complaints received					
June 2022	No complaints received					
July 2022	No complaints received					
August 2022	No complaints received					
September 2022	No complaints received					
October 2022	No complaints received					
November 2022	No complaints received					

NSW Department of Education – School Infrastructure

December 2022	No complaints received					
16 January 2023	7 February 2023	Email	Design of the new main building.	The project's architects carefully considered the existing buildings at the school and prepared a design that is complementary to these buildings.	Closed	No
February 2023	No complaints received					
6 March 2023	15 March 2023	Email	Consultation with the community	<p>School Infrastructure NSW consulted with community in April 2021 prior to the project's State Significant Development application being lodged with the Department of Planning and Environment (DPE).</p> <p>We also held a virtual community information session in November 2022 showing the approved plans by DPE, again inviting the community to comment on the approved works.</p> <p>The buildings now being built at the school align with these approved plans.</p>	Closed	No

27 April 2023	2 May 2023	Email	Colour choice on new Building G's windows	The colour scheme of this building's façade was selected by the architects of the project to align with the existing nearby heritage and floral themes located near the school. This colour scheme was submitted as part of the design strategy in the project's State Significant Development Application which was approved by the NSW Department of Environment and Planning.	Closed	No
19 May 2023	24 May 2023	Email	Concerns over the aesthetic of the new building at the school, and loss of some playspace	<p>The project's architects carefully considered the existing buildings at the school and prepared a design that is complementary to these buildings.</p> <p>One of the features of the new building is much needed extra play space for students including a roof top tennis court and basketball court, and purpose built fitness facilities and large outdoor break spaces.</p>	Closed	No
June 2023	No complaints received					
July 2023	No complaints received					

15 August 2023	Anonymous complaint - no response required	Received through DoE Professional and Ethical Standards team	Concerns about communications to school community over asbestos removal	Anonymous complaint - no response able to be provided	Closed	No
11 September 2023	Anonymous complaint - no response required	Received through DoE Feedback and Complaints team	Concerns regarding construction workers carrying out work in PPE too close to students	Anonymous complaint - no response able to be provided	Closed	No

Appendix G Documents Reviewed

Documents reviewed for the Independent Environmental Audit, SSD 10465 Mosman High School Upgrade

- *Staging Report, Mosman High School Project – SSD 10465, Multiplex Constructions Pty Ltd, Revision 3, 26 November 2021*
- *DPIE approval: Mosman High School Upgrade (SSD 10465), Ref: SSD-10465-PA-2, DPIE, 2 December 2021.*
- *Structural Design Certificate – Demolition, Foundations and Ground Floor, Mosman High School, TTW (NSW) Pty Ltd, 8 December 2021*
- *Crown Development Certificate, Certificate Number: 21000314 / 2, MBC Group, 16 December 2021*
- *External Wall System Disclosure Statement (Design), TTW (NSW) PTY LTD, 8 December 2021.*
- *Design Certificate: Compliance with SSDA Terms of Consent A19 – External Materials, Mosman High School, Woods Bagot Pty Ltd, 28 October 2021.*
- *Project Induction Handout, Mosman High School, Multiplex Constructions Pty Ltd, Revision 3, 1 February 2022*
- *Site induction presentation: Mosman High School Upgrade*
- *Multiplex Letter confirming consultation undertaken with Mosman Council on 2 November 2021 with regards to condition B1.*
- *Meeting Minutes, Subject: Mosman High School- Condition B1 – Rooftop Design and Enclosure, 2 November 2021.*
- *Mosman High School Roof Playcourt Net Enclosure Presentation.*
- *Design Certificate: Compliance with SSDA Terms of Consent B1 – Rooftop Design and Enclosure, Woods Bagot Pty Ltd, 28 October 2021.*
- *Post approval submission, Name of Document: B1 – Rooftop Design and evidence of consultation*
- *Post approval submission, Name of Document: B2 - Notification Commencement of Construction*
- *Structural Design Certificate – Demolition, Foundations and Ground Floor, Mosman High School, TTW (NSW) PTY LTD, 8 December 2021*
- *Post approval submission, Name of Document: B5 External Walls & Submission to the Certifier,*
- *External Wall System Disclosure Statement (Design), TTW (NSW) PTY LTD, 8 December 2021.*
- *Aconex correspondence from MPX to Certifier (MBC Group) on 13 December 2021.*
- *Aconex correspondence from Johnstaff (client side Project Manager) to Certifier (MBC Group) on 14 December 2021 confirming submission to DPE.*
- *Correspondence with affected service providers including Ausgrid, NBN Co, Telstra and Sydney Water*
- *Dilapidation Survey Report, Road Surveyed: Belmont Road, Gladstone Avenue, Avenue Road & Military Road Mosman Road surface, kerb, gutter, footpath and assets abutting the site, James Townsend Dilapidation Surveys Pty. Ltd, Date of Survey, 26th August, 3rd & 9th September 2021.*
- *Post approval submission, Name of Document: B6 Dilapidation survey*
- *Multiplex email dated 6 December 2021 relating to submission of Dilapidation Survey Report to Mosman Council*
- *Extent of Dilapidation Report, Mosman High School, TTW (NSW) Pty Ltd, 10 December 2021*
- *Dilapidation Survey Report, Road Surveyed: Belmont Road, Gladstone Avenue, Avenue Road & Military Road Mosman Road surface, kerb, gutter, footpath and assets abutting the site, James Townsend Dilapidation Surveys Pty. Ltd, Date of Survey, 26th August, 3rd & 9th September 2021.*
- *Dilapidation Survey Report, Area Surveyed: Buildings D, E, A, P1& P2, North west carpark, South west courts & C.O.L.A, Grounds from Building A to E, Grounds from Building E to C, Grounds from Building C to D, James Townsend Dilapidation Surveys Pty. Ltd, Date of Survey, 26th, 27th August & 9th September 2021.*
- *Multiplex email dated 6 December 2021 relating to submission of Dilapidation Survey Report to Mosman Council*
- *Post approval submission, Name of Document: B8 - Community Communication Strategy*
- *Community Communication Strategy, Mosman High School Upgrade, School Infrastructure NSW, October 2021*
- *RE: Mosman High School Upgrade – Confirmation of Green Star registration, EMF Griffiths, 10 December 2021*
- *Mosman High School, Certification Registration Date: 10 December 2021, Green Building Council Australia*
- *Photographic Archival Record, Mosman High School 745 Military Road, Mosman, 2088, Purcell, 3 December 2021*
- *Post approval submission, Name of Document: B10 – Heritage Photographic Archival Recording*
- *Multiplex email dated 6 December 2021 relating to submission of Heritage Archival Recording to Mosman Council. MPX further confirmed that a hard copy was provided to Council.*
- *Compliance to Conditions - Development application no. SSD-10465, Moits, 29 November 2021*
- *Demolition Management Plan and Methodology, Moits, 29 November 2021*
- *Crown Development Certificate, Certificate Number: 21000314/2, MBC Group, 16 December 2021*
- *Post approval submission, Name of Document: B12 – Demolition Works Plan*
- *Limited Asbestos and Hazardous Materials Pre-Demolition Survey, Mosman High School, 769 Military Rad, Mosman NSW 2088, Coffey, 15 October 2021*
- *Crown Development Certificate, Certificate Number: 21000314/2, MBC Group, 16 December 2021*
- *Construction Environmental Management Plan, Mosman High School Project – SSD 10465, Revision 5, Multiplex Constructions Pty Ltd, 10 December 2021*
- *Post approval submission, Name of Document: B17-B22 Construction Environmental Management Plan*

- *Construction Traffic Management Plan, Mosman High School, PTC Consultants, 3 December 2021 (CTMP)*
- *Construction Noise and Vibration Management Plan, Mosman High School Upgrade, JHA Services, 26 November 2021 (CNVMP)*
- *Environmental and Waste Management Plan, 769 Military Road, Mosman NSW 2088, Moits, February 2021 (EWMP)*
- *Construction Soil and Water Management Plan, Mosman High School, TTW, November 2021 (CSWMP)*
- *Request for Mosman Council to review construction soil and stormwater management requirements of Conditions B21 and C23 of Development Consent SSD-10465 relating to development at 745 Military Road, Mosman, Mosman Council, 10 January 2022.*
- *Construction Transportation Strategy, Mosman High School, PTC, 2 December 2021*
- *Aconex correspondence from MPX to Certifier (MBC Group) on 3 December 2021.*
- *Post approval submission, Name of Document: B23 Construction Parking strategy*
- *Letter from Multiplex nominating David Marcus from Austral Archaeology as Excavation Director in accordance with condition B25 of SSD 10645 for the Mosman High School Project.*
- *Curriculum Vitae for David Marcus*
- *Aconex correspondence from David Marcus to MPX on 28 February 2022*
- *Letter from Multiplex confirming engagement of Louise Walkden from Ramboll as the EPA accredited Site Auditor for the Mosman High Project in accordance with Condition B31 of SSD 10645.*
- *Curriculum Vitae for Louise Walkden*
- *Work, Health and Safety Management Plan, Mosman High School Project – Main Works, Revision 2, Multiplex Constructions Pty Ltd, 11 November 2021.*
- *Equipment register for Civil Plant – Excavator (Komatsu 30 t excavator, serial no. PC300LC), inspection checklist, maintenance history, maintenance manual, plan risk assessment*
- *Imported Fill Tracking Register*
- *Delivery Docket for 10mm blue metal, Job ID 159612*
- *Delivery Docket for blue quarry dust, Job ID 159615*
- *Supply of Holcim Natural Material VENM Status, 12 August 2020*
- *MPX letter to Project Crown Certifier, dated 16 December 2021*
- *Request for Mosman Council to review construction soil and stormwater management requirements of Conditions B21 and C23 of Development Consent SSD-10465 relating to development at 745 Military Road, Mosman, Mosman Council, 10 January 2022.*
- *Civil Design Certificate, Stormwater and Pavement, Mosman High School, Taylor Thomson Whitting (NSW) Pty Ltd, 8 December 2021*
- *Aconex correspondence from David Marcus to MPX on 28 February 2022*
- *Waste tracker for offsite spoil disposal, Mosman High School, Moits, 1 March 2022*
- *Bingo Job Report, Site: Mosman - High School-Belmont Road & Gladstone Avenue (Belmont Road &, Gladstone Avenue, Mosman) dated 14 March 2022.*
- *Bingo Monthly Waste Report, Ltd, Site: Mosman High School - Belmont Road &, Gladstone Avenue, Mosman*
- *Condition C37 - Site Contamination; Mosman High School Development, Tetra Tech Coffey Pty Ltd, 8 December 2021*
- *Mosman High School – Additional Soil Contamination investigation, Tetra Tech Coffey Pty Ltd, 17 May 2021.*
- *Asbestos in soil Investigation Report, Mosman High School Redevelopment (Phase 1), Tetra Tech Coffey Pty Ltd, 21 February 2022.*
- *Mosman High School Upgrade (SSD-10465) Appointment of Independent Environmental Audit Team, DPE, 29 December 2021*
- *Structural Design Certificate, Mosman High School, TTW (NSW) Pty Ltd, 7 April 2022*
- *Crown Development Certificate, Certificate Number: 21000314 / 4, MBC Group, 14 April 2022*
- *External Wall System Disclosure Statement (Design), Buildup Interior Pty Ltd, 22 March 2022.*
- *Mosman High School (SSD 10465): Notification of Non-Compliance in accordance with conditions A26 and A27, School Infrastructure NSW, 27 September 2022.*
- *Mosman High School (SSD 10465): Notification of Review in accordance with Condition A30, School Infrastructure NSW, 4 May 2022.*
- *Waste Management and Recycling Plan (NSW), Bingo Industries (Construction EWMP)*
- *Certificate Of Design: Electrical Services, Subject Premises: 745 Military Road Mosman NSW 2088, Goldline Industries Pty Ltd, 4 April 2022.*
- *Construction Environmental Management Plan, Mosman High School Project – SSD 10465, Revision 6, Multiplex Constructions Pty Ltd, 18 July 2022.*
- *Mosman High School Upgrade – Acoustic Certificate, JHA, 5 April 2022.*
- *RE: Mosman High School Project – Mosman Certificate of Design – Landscaping, Black Beetle Pty Ltd, 29 March 2022*
- *Mosman High School – CC Letter, Parking & Traffic Consultants Pty Ltd, 4 April 2022*
- *Equipment Register for Civil Plant – Knuckle Boom (Manitou Knuckle Boom, serial no. MAN00000C01052024, inspection checklist, maintenance record, inspection record, maintenance manual and plant risk assessment*
- *Site instruction 01 prepared by Birds Tree Consultancy dated 27 August 2021*

- Site instruction 02 prepared by Birds Tree Consultancy dated 25 January 2021
- Site instruction 03 prepared by Birds Tree Consultancy dated 4 February 2022
- Site instruction 04 prepared by Birds Tree Consultancy dated 20 April 2022
- Site instruction 05 prepared by Birds Tree Consultancy dated 19 August 2022
- Pruning Specification, Mosman High School, Military Road Mosman, NSW, Birds Tree Consultancy, 8 July 2022
- Mosman High School Project Waste Recycling Register, 29 August 2022
- Waste tracker for offsite spoil disposal, Mosman High School, Moits, 7 June 2022
- Bingo Monthly Waste Reports, February to June 2022
- Remedial Works Plan, Mosman High School Development, Tetra Tech Coffey, 27 May 2022 (RWP).
- Independent Environmental Audit Report, Mosman High School, 745 Military Road, Mosman NSW, 29 April 2022.
- Mosman High School (SSD 10465): Notification of Independent Environmental Audit in accordance with Conditions C43, C45 and C46, School Infrastructure NSW, 29 April 2022
- Post Approval Submission, Name of Document: Updated CEMP in accordance with Condition A30, Date lodged 30/09/2022.
- Staging Report, Mosman High School Project – SSD 10465, Multiplex Constructions Pty Ltd, Revision 4, 8 December 2022
- Submission to DPE: Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-19), dated 8 February 2023.
- Cover letter: Mosman High School (SSD 10465): Condition A9 Staging, School Infrastructure NSW, 8 February 2023
- Mosman High School Upgrade (SSD-10465), Revised Staging Report, Conditions A13© and A14, DPE, 27 March 2023
- RE: Mosman High School – A9 Staging Report, DPE, 21 February 2023
- Mosman High School (SSD 10465): Notification of Non-Compliance in accordance with conditions A26 and A27, School Infrastructure NSW.
- Major Projects Portal Submission: Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-22), dated 30 March 2023.
- Equipment register for Civil Plant – Scissor Lift (Haulotte Compact 12 Electric Scissor Lift, serial no. 2047083, inspection checklist, maintenance record, inspection record, maintenance manual, plan risk assessment
- Archaeological Excavation Report, Mosman High School, Mosman New South Wales, Austral Archaeology Pty Ltd, 14 February 2023.
- Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-20)
- Mosman High Final Archaeological Excavation Report, email from Austral Archaeology to NSW Heritage at heritagemailbox@environment.nsw.gov.au
- Mosman High School Project Waste Recycling Register, 13 February 2023
- Bingo Monthly Waste Reports, December 2022 and January 2023
- Mosman High School (SSD 10465): Notification of Review in accordance with Condition A30, School Infrastructure NSW, 26 April 2023
- Post Approval Submission, Construction Environmental Management Plan
- Aconex correspondence - Updated CEMP, issued by Multiplex to MBC Group, 5 October 2023
- Upgrade to Mosman High School (SSD 10465): Submission of Notification of Occupation in accordance with Condition D1, School Infrastructure NSW, 7 June 2023
- Asbestos clearance Certificate, Clearsafe Environmental Solutions, 24 July 2023
- Construction Environmental Management Plan, Mosman High School Project – SSD 10465, Revision 7, Multiplex Constructions Pty Ltd, 3 October 2023.
- Post Approval Submission, Construction Environmental Management Plan
- Aconex correspondence - Updated CEMP, issued by Multiplex to MBC Group, 5 October 2023
- Construction Soil and Water Management Plan, Mosman High School, TTW (NSW) Pty Ltd, 22 September 2023
- Example: Equipment register for Civil Plant – Excavator (Kubota Excavator U55-4G, serial no. 10165, operator’s manual, completed pre-mobilisation checklist, maintenance report, plant risk assessment
- MPX Imported Fill Tracking Register
- Delivery dockets
- Mosman High School Project Waste Recycling Register, 25 September 2023
- SSDA Compliance Certificate, Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, D6 Outdoor Lighting, Goldline Industries, 18 April 2023
- Staged BCA Completion Certificate, Certificate Number: 21000314/6, MBC Group, 5 July 2023
- Mosman High School (SSD 10465): Condition C40 and D27
- Re: Interim Audit Advice Letter No. 1 - Mosman High School, Review of Remediation Strategy and Stage 1 Interim Validation, Louis Walkden of Ramboll Australia, 16 June 2023
- Interim Environmental Management Plan, Tetra Tech Coffey, 16 June 2023
- Re: Interim Audit Advice Letter No.2 - Mosman High School, Review of Stage 1 Final Validation and Environmental Management Plan, Louis Walkden of Ramboll Australia, 18 August 2023

- *Mosman High School Upgrade (SSD-10465) Appointment of Independent Environmental Audit Team*, DPE, 29 December 2021
- *3rd Independent Environmental Audit Report*, Mosman High School, 745 Military Road, Mosman NSW, 12 April 2023.
- *Mosman High School (SSD 10465): Notification of Independent Environmental Audit in accordance with Conditions C43, C45 and C46*, School Infrastructure NSW, 26 April 2023
- *Upgrade to Mosman High School (SSD 10465): Submission of Notification of Occupation in accordance with Condition D1*, School Infrastructure NSW, 7 June 2023
- *BCA Installation Certificate, Condition D2: External Walls and Cladding Project: Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, Reference No.: 21000241*, Buildup Interior Pty Ltd, 16 June 2023
- *Email correspondence - Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-29)*, Department of Planning and Environment, 29 June 2023 *SSDA Compliance Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241*, Doolan Plumbing, 17 April 2023
- *Hydraulic Services Site Plan, Sheet Number HY- 52-DOO-00-001, Revision AB*
- *Hydraulic Services Ground Floor Gravity Services Layout Sheet 1, Sheet Number HY- 54-DOO-L0-001, Revision AB*
- *Hydraulic Services Ground Floor Gravity Services Layout Sheet 2, Sheet Number HY- 54-DOO-L0-002, Revision AB*
- *SSDA Compliance Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241*, Doolan Plumbing, 17 April 2023
- *SSDA Certificate, Project: Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, Reference No.: 21000241*, Equilibrium Air Conditioning, 30 May 2023.
- *SSDA Compliance Certificate, Mosman High School Project Phases 3-9, Address: / 769 Military Road, Mosman, D6 Outdoor Lighting*, Goldline Industries, 18 April 2023
- *SSDA Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241*, Equilibrium Air Conditioning, 30 May 2023
- *Mosman High School Upgrade – Acoustic Certificate*, JHA Consulting Engineers, 9 June 2023
- *Fire Safety Certificate* dated 27 June 2023
- *Email correspondence – Mosman High School Upgrade – Condition of Consent D9 – Fire Safety Certificate*, issued by Multiplex to Mosman Council, dated 26 September 2023
- *Aconex correspondence Re: Consent Condition D9 – Fire Safety Certificate*, issued from MBC Group dated 4 October 2023
- *Structural Design Certificate*, TTW (NSW) Pty Ltd, 22 June 2023
- *Structural Inspection Certificate*, TTW (NSW) Pty Ltd, 5 June 2023
- *Email correspondence – Mosman High School Upgrade – Condition of Consent D10 -Structural Inspection Certificate*, issued by Multiplex to Mosman Council, dated 26 September 2023
- *Email correspondence - Mosman High School Upgrade - Post Approval Document Received - (SSD-10465-PA-31)* issued by SINSW to DPE, dated 4 October 2023
- *Mosman High School – Canteen, Food and Beverage Facilities Design, Construction Compliance Certificate*, Mack Group, 23 June 2023
- *Aconex correspondence - Re: CWC1 - Tranche 3 Documentation Submission*, issued from Multiplex to MBC Group, dated 27 June 2023.
- *SSDA Compliance Certificate, Project: Mosman High School Project Phases 3-9, Address: 769 Military Road, Mosman, Reference No: 21000241*, Doolan Plumbing, 17 April 2023
- *Stormwater Operation and Maintenance Manual, Mosman High School*, TTW (NSW) Pty Ltd, 28 February 2023
- *Operational Waste Management Plan, Mosman High School*, Ricardo Energy Environment and Planning Pty Ltd, 12 August 2022
- *Staged BCA Completion Certificate, Certificate Number: 21000314/6*, MBC Group, 5 July 2023
- *RE: Mosman High School Project – Mosman, Certificate of Design – Landscaping*, Black Beetle Pty Ltd, 29 March 2022
- *Technical Specification, Mosman High School 745 Military Road Mosman, NSW*, Black Beetle Pty Ltd, 22 March 2023
- *Post Commencement Noise Emission Assessment, Mosman High School - Stage 1*, JHA Services, 12 September 2023
- *SSDA E11 – Unobstructed Driveways and Parking Areas, Mosman High School*, 5 October 2023
- *High Risk Workshop Presentation, Building C – Demolition*, Moits, June 2023

Appendix H Meeting Register

Mosman High School Upgrade Independent Audit Meetings Register

Date	Purpose of Meeting	Attendees	Organisation
1 March 2022	Initial Independent Audit Opening Meeting, Site interview and inspection	Christina Travers-Jones Christine Louie Sahani Gunatunge	Multiplex JBS&G Australia JBS&G Australia
12 April 2022	Initial Independent Audit Closing Meeting	Christina Travers-Jones Christine Louie Sahani Gunatunge	Multiplex JBS&G Australia JBS&G Australia
30 August 2022	Second Independent Audit Opening Meeting, Site interview and inspection	Christina Travers-Jones Christine Louie Sahani Gunatunge	Multiplex JBS&G Australia JBS&G Australia
12 October 2022	Second Independent Audit Closing Meeting	Christina Travers-Jones Christine Louie Sahani Gunatunge	Multiplex JBS&G Australia JBS&G Australia
3 March 2023	Third Independent Audit Opening Meeting, Site interview and inspection	Christina Travers-Jones Christine Louie Sahani Gunatunge	Multiplex JBS&G Australia JBS&G Australia
5 April 2023	Third Independent Audit Closing Meeting	Christina Travers-Jones Christine Louie Sahani Gunatunge	Multiplex JBS&G Australia JBS&G Australia
8 September 2023	Fourth Independent Audit Opening Meeting, Site interview and inspection	Christina Travers-Jones Matt Hogan Matthew Mesiti Christine Louie Sahani Gunatunge	Multiplex Multiplex Johnstaff JBS&G Australia JBS&G Australia
16 October 2023	Fourth Independent Audit Closing Meeting	Christina Travers-Jones Matthew Mesiti Christine Louie Sahani Gunatunge	Multiplex Johnstaff JBS&G Australia JBS&G Australia


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Document Distribution

Rev No.	Copies	Recipient	Date
0	Electronic Copy	Christina Travers-Jones Multiplex Via email: Christina.Travers-Jones@multiplex.global	17 October 2023

Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
0	Sahani Gunatunge/Christine Louie	Christine Louie	Christine Louie		17 October 2023

