INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

NEW EDMONDSON PARK HIGH SCHOOL | SSD 62028458

OCTOBER 2025

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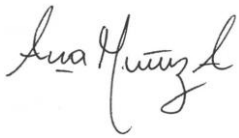
Signature:		**Signature:**	
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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
Conditions	Condition of Consent
DPHI or Department	Department of Planning, Housing and Infrastructure
DoE	Department of Education NSW
EIS	Environmental Impact Statement
EP&A Act	*Environmental Planning and Assessment Act 1979* (NSW)
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements 2020
Planning Secretary	Department of Planning, Housing and Infrastructure
the Project	The Development as described in Schedule 1 of SSD 62028458
SINSW	School Infrastructure NSW
SSD	State Significant Development

EXECUTIVE SUMMARY

The NSW Department of Education (DoE) – School Infrastructure NSW (SINSW) (the Applicant) is responsible for delivering the New Edmondson Park High School (the project) located at 145 Buchan Road, Edmondson Park, New South Wales (NSW). The project aims to deliver modern educational facilities and meet the growing enrolment demand in the South-West Sydney area.

Consent for the project was granted by the Minister for Planning and Public Spaces on 9 October 2024 under State Significant Development (SSD-62028458), subject to a number of conditions. The project is planned to be delivered in two stages. Stage 1 includes earthworks across the entire site, public domain works, construction of Buildings A and D, the northern part of Building B, landscaping works, a waste collection area, and a staff car park. Stage 2 covers the construction of Building C and the southern part of Building B, remaining landscaping works, and the refurbishment of the library and kitchen in Building B, along with the continued operation of Stage 1 facilities.

Johnstaff has been appointed by SINSW as the Project Manager. Richard Crookes Constructions (RCC) is the Principal Contractor delivering the works, and Jensen Hughes (JH) is the Principal Certifying Authority (Certifier) for the project. Stage 1 construction works commenced on 20 January 2025, with completion scheduled for the fourth quarter of 2026.

This Audit was conducted in accordance with Conditions C36 to C41 of the SSD-62028458, and the NSW Government's 2020 *Independent Audit Post Approval Requirements* (IAPAR) guideline. WolfPeak was engaged by SINSW as the Independent Auditor for the full duration of the project and was approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department) on 20 December 2024, in accordance with Condition C37.

This Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the outcomes of the second Independent Audit (IA2) for the construction phase of the Project covering the period from commencement of construction on 2 April 2025 to 30 September 2025 (the 'audit period').

The site inspection was conducted on 30 September 2025. Works undertaken during this period included, construction of slabs, concrete walls and columns, structural steels, stairs, ramp, internal fitout, internal walls, and roofs for Buildings A, B, D and public domain. The overall outcome of the audit was generally positive. Compliance records were organised and available at the time of the site inspection, during interviews with Johnstaff and RCC, and other times upon request to the auditee. Relevant environmental monitoring and compliance documentation and records were collected and reported as required to provide verification of compliance with statutory requirements.

Summary of Findings

In summary:

- There were one hundred eighty-two (182) conditions assessed.
- Ninety (90) conditions were considered by the auditor to be compliant.

- Eighty-one (81) conditions were considered by the auditor to be not triggered.
- Four (4) non-compliances were identified during the audit, relating to the project website, notification to the Planning Secretary and the Certifier regarding the review of strategies, plans, and programs, and the implementation of the Construction Environmental Management Plan (CEMP) and Erosion and Sediment Control (ESC) requirements.
- Seven (7) observation were identified during the audit, relating to the modification of the Construction Traffic and Pedestrian Management Plan (CTPMP), installation of the laminated flood warning and response signage, completion of logbooks for plant and equipment, implementation of the Construction Environmental Management Plan (CEMP) and associated sub-plans, accuracy of site notice board information, reinstatement of air monitoring, and adequacy of concrete washout management.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the proponent to address the audit findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation, and assistance during the Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education (DoE) – School Infrastructure NSW (SINSW) (the Applicant) is responsible for delivering the New Edmondson Park High School (the project) located at 145 Buchan Road, Edmondson Park New South Wales (NSW).

The site is located within the Edmondson Park South Precinct which features low and medium density residential housing and areas zoned for commercial use, other educational facilities including the adjacent Edmondson Park Primary School and nearby St Francis Catholic College, parklands, natural reserves, a riparian zone, existing and future roads and transport networks, a train station, and rail corridor. The surrounding area context map is shown in Figure 1 while the location map is shown in Figure 2.

Development consent for the project was granted by the Minister for Planning and Public Spaces on 9 October 2024 under SSD 62028458, subject to a number of conditions. The SSD approval allows for the construction of a new high school to accommodate up to 2,000 students, with works to be delivered in stages. The scope includes bulk earthworks, tree removal, and the construction of four new buildings ranging from one to five storeys, along with new sports courts and a playing field. Associated works include four drop-off/pick-up areas, bicycle parking, pedestrian crossings, service infrastructure upgrades, and landscaping. The school plan layout is shown in Figure 2.

The construction and operation of the new high school will be indicatively staged at follows:

- Stage 1: to provide a school accommodating approximately 800 students and 63 staff. Work includes:
  - Earthwork to be undertaken across the entire extent of the site.
  - Public domain works that will occur outside the high school site boundary.
  - Construction of Building A, D and the northern part of Building B.
  - Construction of landscape works adjacent to the buildings that are being completed in Stage 1.
  - Waste collection area and the staff carpark.
- Stage 2: Ongoing operation of the Stage school and construction of Stage 2 comprising the remaining school facilities to enable final operation of the school at 2000 students and approximately 144 staff.
  - Ongoing operation of the Stage 1 school.
  - Construction of Building C and the southern part of Building B.
  - Construction of the remaining landscape works.
  - Refurbishment of the library and science labs in Building A, and the kitchen in Building B.

Figure 1: Local context map (source: DPHI Assessment Report, October 2024)

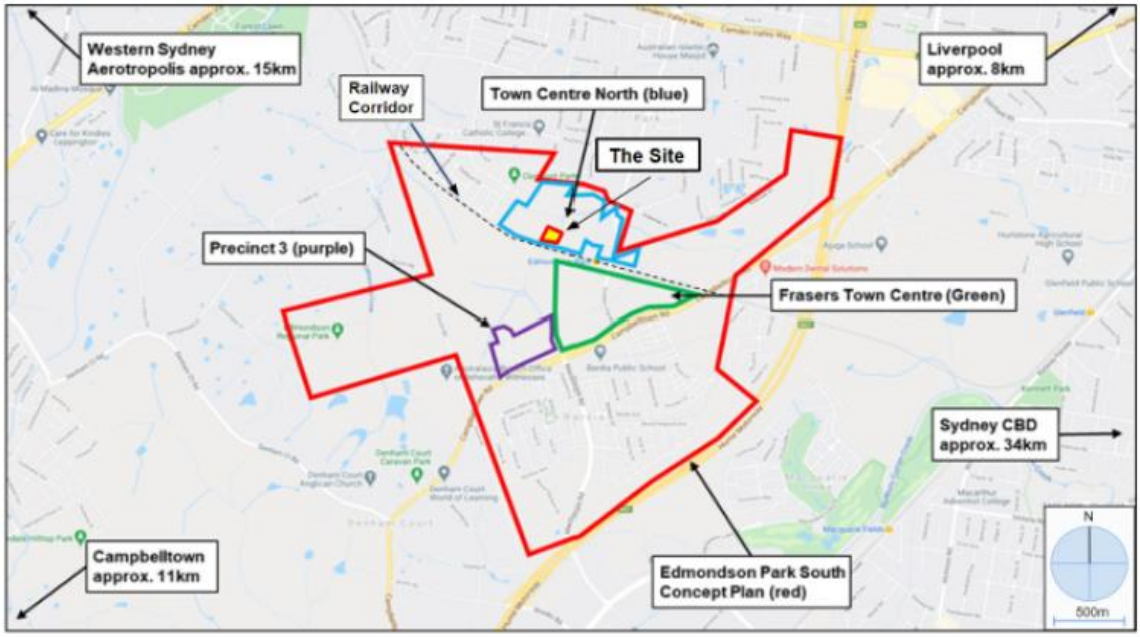

Figure 2: Location Map (source: DPHI Assessment Report, October 2024)

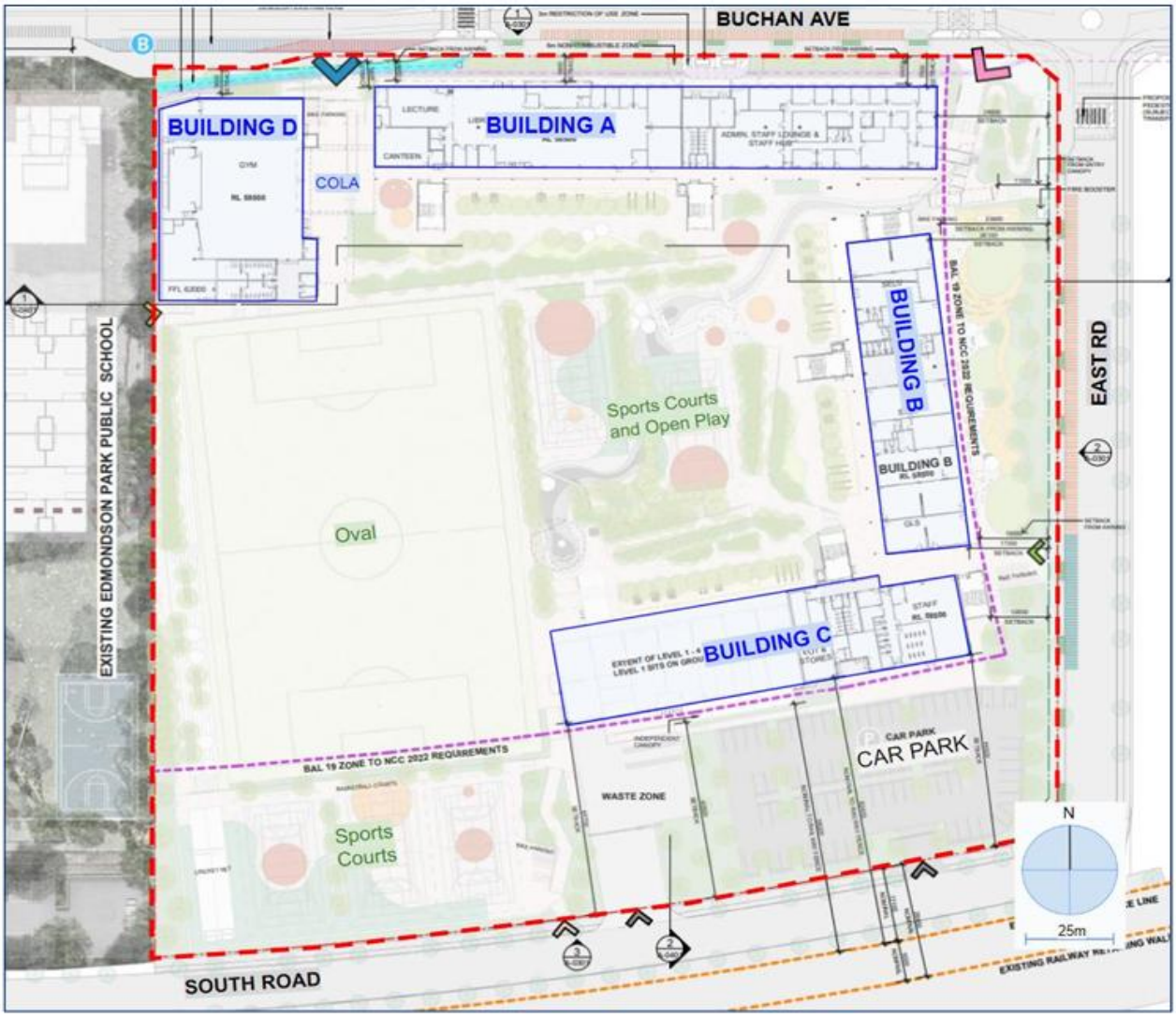

Figure 3: Proposed school site layout plan (source: EIS Report, 19 March 2024)

Figure 4: Perspective View - New Edmondson Park High School (source: EIS Report, 19 March 2024)

Johnstaff has been appointed by SINSW as the Project Manager. Richard Crookes Constructions (RCC) is the Principal Contractor delivering the works, and Jensen Hughes (JH) is the Principal Certifying Authority (Certifier) for the project. Stage 1 construction works commenced on 20 January 2025, with completion scheduled for the fourth quarter of 2026.

Crown Certificates (CC2, CC3, CC4) were issued by Jensen Hughes (JH) for the current phase of works, which includes structural design (post tensioned slabs, concrete shear walls, concrete walls and columns, structural steel, stairs, roof), fitout and façade (internal walls, façade, services, balustrades and screens) and landscape and public domain (landscaping, stairs and ramps, public domain civil works, pedestrian crossings and kerb re-alignment, public domain street trees)

This is the second Independent Audit (IA2) for the construction phase of the Project, covering the construction period on 2 April 2025 to 30 September 2025 (the 'audit period'). The site inspection was conducted on 30 September 2025. Works undertaken during this period included construction of slabs, concrete walls and columns, structural steels, stairs, ramp, internal fitout, internal walls, and roofs for Buildings A, B, D and public domain.

1.2 Approval requirements for Independent Audit

SSD-62028458 Schedule 2 Conditions C36 to C41 set out the requirements for undertaking Independent Audits. The Conditions give effect to the NSW Government's 2020 document titled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.3 Audit team

In accordance with Condition C37 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project. The auditors who performed the auditing work are shown in Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Ana Maria Munoz	WolfPeak	Lead Auditor	Bachelor of Industrial Engineering, Colombia Master of Engineering Management, University of Technology Sydney, Australia Exemplar Global Certified Lead Environmental Auditor (Certificate No. C-360012)
Mahtab Sohangir	WolfPeak	Support Auditor	Bachelor of Science, Chemical Engineering, University of Tehran, Iran Master of Engineering Science Water, Wastewater, and Waste Engineering University of New South Wales SAI Global Lead Auditor in Environmental Management Systems ISO 14001:2015 & ISO 19011:2018 (Certificate No. C349536)

Approval of the Lead Auditor was provided by the Department on 20 December 2024. The letter is presented in Appendix B and auditor's independence declaration attached in Appendix F.

1.4 Audit objectives

The objective of this Audit was to undertake the second Independent Audit for the construction phase of the Project in accordance with SSD-62028458 Schedule 2 Condition C36 which states:

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

This Audit seeks to full the requirements of Condition C36, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Audit report presents the findings from the second Independent Audit (IA2) on the Project, covering the 'audit period' 2 April 2025 to 30 September 2025. This Audit adopts scope defined within the IAPAR 2020, being:

- "An assessment of compliance with:

  all conditions of consent applicable to the phase of the development that is being audited; and

  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

- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:

  actual impacts compared to predicted impacts documented in the environmental impact assessment

  the physical extent of the development in comparison with the approved boundary

  incidents, non-compliances and complaints that occurred or were made during the audit period

  the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and

  feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.

- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)

- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and

- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices."

2. AUDIT METHODOLOGY

2.1 Audit process

The Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* (AS/NZS ISO 19011) and the methodology set out in the Department's IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation

Prior to the commencement of the Audit the following tasks were completed:

- Establish initial contact with the auditee;
- Confirm the audit team; and
- Confirm the audit purpose, scope and criteria.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklist) and distributed to the Proponent in preparation for the Audit.

2.2.3 Consultation

WolfPeak consulted with the Department on 2 September 2025 to obtain input on the scope of the Audit and to confirm whether consultation with any additional stakeholders was required, in accordance with Section 3.2 of the IAPAR. The Department responded on 2 September 2025, advising that no additional issues were required for inclusion in the audit scope. Records of this consultation are provided in Appendix C.

2.2.4 Meetings

Opening and closing meetings were held on the 30 September 2025 between the Auditor and Project personnel. The meeting attendance sheet can be found in Appendix F.

During the opening meeting the objectives and scope of the Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews on site on 30 September 2025 with key personnel during and following the site inspection. During the inspection key personnel involved in on-site Project

delivery, including those with responsibilities for environmental management, who could assist in verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed request for information and proponent responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Name and position of personnel who participated in the Audit

Name	Position	Organisation
Lucan Crabtree	Senior Project Manager	Johnstaff
Kavita Kuczynski	Project Manager	Johnstaff
Cristina Issa	Project Cadet	Johnstaff
Damon Washington	Senior Project Engineer	RCC
Antoun Ayoub	Project Director	RCC

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of mitigation measures from the CEMP and sub-plans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 30 September 2025, and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented in Appendix A and key documents reviewed are provided in Section 3.1.

2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from the IAPAR and included in Table 3 below.

Table 3: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the Conditions and their content is adequate.
- Have been implemented in accordance with the Conditions.

The adequacy of post approval documents was determined on the basis of whether:

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

2.2.11 Completing the audit

The Audit Report was distributed to the auditees to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the Audit.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised those prepared under the conditions from Schedule 2 of SSD 62028458 applicable to the works being undertaken at the time of the audit.

The primary documents reviewed during this audit are as follows:

- *Development Consent (SSD-62028458)* dated 9 October 2024 signed by the Executive Director Social Instructure Assessments – Department of Planning Housing and Infrastructure (DPHI)
- *Environmental Impact Statement State Significant Development Newcastle Education Campus (SSD*-62028458), prepared by Gyde Consulting dated 19 March 2024
- *Submissions Report State Significant Development (SSD*-62028458*)* prepared by Gyde Consulting dated 10 July 2024.
- *State Significant Development Assessment Report (SSD-62028458)* October 2024 by the Department of Planning, Housing and Infrastructure
- Stamped plans Revision 6 prepared by NBRS & Partners P/L approved by Department of Planning, Housing and Infrastructure, Planning Portal on 9 October 2024
- *New High School in Edmondson Park Staging Management Plan,* Revision 4, prepared by Johnstaff, 11 December 2023
- *Construction Environmental Management Plan (CEMP) New Edmondson Park High School,* Revision 5, prepared by Richard Crookes Constructions, 14 August 2025
- *Construction Traffic & Pedestrian Management Sub-Plan New Edmondson Park High School,* Revision P7, prepared by TTW Pty Ltd, 5 February 2025
- *Traffic Management Plan Edmondson Park High School UpgradesBuchan Avenue, Edmondson Park,* Version 2.0, prepared by The Traffic Controllers Pty Ltd, 08 Septembe2025
- *Construction Noise and Vibration Management New Edmondson Park High School* Revision 4, prepared by Pulse White Noise Acoustics, 5 December 2024
- *Construction Waste Management Plan New Edmondson Park High School* Revision 5, prepared by EcCell Environmental Management, 29 November 2024
- *Construction Soil and Water Management Plan New Edmondson Park High School,* Revision 5, prepared by Northrop Consulting Engineers Pty Ltd, 13 August 2025.
- *Aboriginal Cultural Heritage Management Sub-Plan New Edmondson Park High School,* Version 2, prepared by Kayandel Archaeological Services, 5 December 2024
- *Construction Flood Emergency Management Plan New Edmondson Park High School* Version C, prepared by Northrop, 16 January 2025
- *Community Communication Strategy New Edmondson Park High School* Revision 1, prepared by, SINSW, 16 December 2024

- *Crown BCA Certificate No. 119526-CROWN-CC1*, issued by Jensen Hughes Pty Ltd, 16 January 2025
- Crown BCA Certificate No.119526-CROWN-CC2, issued by Jensen Hughes Pty Ltd, 7 April 2025
- Crown BCA Certificate No.119526-CROWN-CC3, issued by Jensen Hughes Pty Ltd, 27 June 2025
- Crown BCA Certificate No. 119526-CROWN-CC4, issued by Jensen Hughes Pty Ltd, 6 August 2025

All records and evidence sighted against each condition are detailed within Appendix A.

3.2 Previous Independent Audit Findings

Table 4 outlines the status of findings from the IA1 report. The four observations identified in previous audits were addressed and closed.

3.3 Summary of Compliance

This section, including Table 5, presents the summary of compliance and recommended actions in response to each of the findings from this Audit on the New Edmondson Park High School. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were one hundred and eighty-two (182) conditions assessed.
- Ninety (90) conditions were considered by the auditor to be compliant.
- Eighty-one (81) conditions were considered by the auditor to be not triggered.
- Four (4) non-compliances were noted during the audit which related to:
    - Keeping the project website updated, noting that the most recent Construction Environmental Management Plan (CEMP) (Rev 5) and Construction Flood Emergency Management Plan (CFEMP) (Rev C) are not yet uploaded (Condition A28)
    - Notification to the Certifier that a review of the of strategies, plans and programs will be carried out within three months of submission of the Independent Audit Report (Condition A35)
    - The latest revision of the Construction Flood Emergency Management Plan (CFEMP) Rev C has not uploaded to the project website**.** (Condition B21)
    - Incomplete implementation of the CEMP on site. Some site practices were observed to be inconsistent with the CEMP and the Erosion and Sediment Control (ESC) requirements (Condition C8).
- Seven (7) observations were identified during the audit which related to:
    - The Construction Traffic and Pedestrian Management Plan (CTPMP) has not been updated to include the new crossings, and median strip works along Buchan Avenue.

- Laminated flood warning and response signage have not been installed in all relevant areas, clearly indicating that the site is flood-prone to ensure visibility, durability, and effective communication of flood risks (Condition B20)
- Incomplete logbook for the Manitou kept on site (Condition C2)
- The CEMP and related sub-plans have not been fully implemented on site, and the following observations were noted: (Condition C8):
    - Housekeeping standards are not being maintained across all areas of the site.
    - Access to scaffolds and other work zones were obstructed, creating safety hazards. Additionally, verification of the scaffold tag validity and recent testing could not be confirmed due to system issues
    - Only one spill kit was available on site, resulting in limited accessibility for hazardous or emergency spill response.
    - Close out of observations raised in Hammertech appear to be verified incompletely; photo evidence of corrective actions is not consistently requested or obtained from the contractor to verify that issues have been rectified.
    - Construction crews' briefings could improve to include all site safety hazards during toolbox talks and prestart briefings
- The site notice board displays incorrect information regarding the heavy vehicle restriction period - no heavy vehicle movements are permitted between 8:10 am and 8:50 am. Additionally, it appears that this timing is not being accurately communicated during daily prestart meetings (Condition C10)
- Air monitors have not been reinstated on site (Condition C20)
- Concrete washout capacity seems to be insufficient, with no standby lined washout tray in place to prevent potential overflow or non-compliance with environmental requirements (Condition C31).

It was noted that prior to the finalisation of this report, observations on Conditions C31 were addressed and considered closed.

The Auditor would like to thank the auditees for their high level of organisation, cooperation, and assistance during the Audit.

Table 4: Open findings and recommendations from IA1

Item ID	Ref.	Category	Condition / Requirement	Findings and Recommendations	Recommendation[1]/ Proposed or completed Action	Status[2]
IA1-01	B21	Observation	***Construction Flood Emergency Management Plan*** A copy of the most up to date Construction Flood Emergency Management Plan in condition B19, must be made publicly available on the Applicant's website in accordance with condition A29.	**Observation:** The Department approved the CFEMP (Revision B, 13 January 2025) on the 5 February 2025. The approval letter specifies that the CFEMP, including the letter of approval must be accessible to the public via the project website in accordance with condition A28. During the audit, it was observed that the approval letter has not yet been made publicly available on the project website. **Recommendation:** Upload the acceptance letter for the CFEMP, Revision B, to the project website.	DPHI acceptance letter for the CFEMP has been uploaded to the project website.	CLOSED
IA1-02	B20	Observation	***Construction Flood Emergency Management Plan*** *The Construction Flood Emergency Management Plan in condition B19, must be implemented for the duration of that construction stage.*	**Observation:** The CFEMP was prepared by Northrop on the 13 January 2025 (Revision B); however, it was noted that the plan requires to have the display of flood warning signage and the availability of a flood emergency kit at the site office, which, at the time of the audit, were not present on site. **Recommendation:** Ensure that flood warning signage and flood emergency kit are provided and properly maintained on site.	Prior the finalisation of IA1 audit report, the auditees provided photos showing that a flood emergency kit was available on site and that flood warning signage was in place.	CLOSED
IA1-03	C1	Observation	***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.*	**Observation:** During the site inspection, it was observed that the site notice did not include the details of the structural engineer, as required under Condition C1(c). **Recommendation:** Update the site notice and include the details of the structural engineer.	Prior the finalisation of IA1 audit report, the auditees provided a photo showing that the site notice had been rectified to include the details of the structural engineer (Northrop Consulting Engineers).	CLOSED
IA1-04	C8	Observation	***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), Construction Traffic and Pedestrian Management Plan and Construction Flood Emergency Management Plan.*	**Observation:** During the site inspection, it was observed that the swale in the middle of the site had been modified, however, this change has not been reflected in the current Sediment and Erosion Control Plan (SECP) from Northrop, Revision 1 dated 25 October 2024. **Recommendation:** Undertake a review and update of the SECP to reflect changes as site works progress.	SECP was updated to Revision 6, dated 28 January 2025, by Northrop and reflects the changes to site works.	CLOSED

Table 5: Findings and recommendations from the second Independent Audit (IA2)

Item ID	Ref.	Category	Condition / Requirement	Findings and Recommendations	Recommendation[1]/ Proposed or completed Action	Status[2]
IA2-01	A28	Non-Compliance	***Access to Information*** *At least 48 hours before the commencement of construction until completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:* *(a) make the following information and documents (as they are obtained or approved) publicly available on its website:* *(i) the documents referred to in condition A2 of this consent;* *(ii) all current statutory approvals for the development;* *(iii) all approved strategies, plans and programs required under the conditions of this consent;* *(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;* *(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;* *(vi) a summary of the current stage and progress of the development;* *(vii) contact details to enquire about the development or to make a complaint;* *(viii) a complaints register, updated monthly;* *(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;* *(x) any other matter required by the Planning Secretary; and* *(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations of the final stage of any development.*	**Non-Compliance:** The latest revision of the Construction Environmental Management Plan (CEMP Rev 5) and Construction Flood Emergency Management Plan (CFEMP Rev C) have not been uploaded to the project website. **Recommendation:** Upload the latest versions of the CEMP (Rev 5) and CFEMP (Rev C) to the project website.	Prior to the finalisation of this audit report, the Applicant uploaded the latest version of the CEMP (Rev 5) and CFEMP (rev C) to the project website.	CLOSED
IA2-02	A35	Non-Compliance	***Revision of Strategies, Plans and Programs*** *Within three months of:* *(a) the submission of an incident report under condition A30;* *(b) the submission of an Independent Audit under condition C36 or C38;* *(c) the approval of any modification of the conditions of this consent; or* *(d) the issue of a direction of the Planning Secretary under condition A3 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.*	**Non-Compliance:** No evidence was provided to demonstrate that the Certifier was notified of the review of strategies, plans and programs within three months of the submission of Independent Audit No. 1. **Recommendation:** Ensure that the Certifier is notified within three months whenever reviews of strategies, plans and programs are undertaken in accordance with this Condition requirements.	Prior to the finalisation of this audit report, the Applicant provided email correspondence as evidence of submitting the updated CSWMP to the Certifier on 4 September 2025. However, it was noted that this submission date falls outside the required three-month period following IA1. The Applicant must ensure compliance with this condition after each of the specified triggered events listed in A35.	CLOSED
IA2-03	B21	Non-Compliance	***Construction Flood Emergency Plan*** *A copy of the most up to date Construction Flood Emergency Management Plan in condition B19, must be made publicly available on the Applicant's website in accordance with condition A29.*	**Non-Compliance:** The latest revision of the Construction Flood Emergency Management Plan (CFEMP) Rev C has not uploaded to the project website. **Recommendation:** Upload the latest version of the CFEMP (Rev C) to the project website.	Prior to the finalisation of this audit report, the Applicant uploaded the latest version of the CFEMP (rev C) to the project website.	CLOSED
IA2-04	C8	Non-Compliance	***Implementation of Management Plans***	**Non-Compliance:** Erosion and Sediment (E&S) controls were not adequately maintained in accordance with the approved Erosion and Sediment Control Plan (ESCP).	Prior to the finalisation of this audit report, the silt fence near the substation area was installed, and evidence was provided	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Findings and Recommendations	Recommendation[1]/ Proposed or completed Action	Status[2]
			The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans), Construction Traffic and Pedestrian Management Plan and Construction Flood Emergency Management Plan.	During the audit site inspection conducted on 30 September 2025 the following was noted: • Several coir logs along Buchan Road were damaged due to construction vehicle movements, with one found burnt and one drain unprotected. • On Horrie Road near the intersection with Buchan Road, drainage protection (geofabric and coir log) was missing. • The silt fence near the substation area was also missing, and E&S controls were not reinstated following completion of recent works near the substation. **Recommendation:** Repair or replace damaged sections of erosion and sediment control fencing, replace missing or damaged coir logs, install appropriate E&S controls where drains lack protection, remove accumulated sediment from drains, and reinstate all E&S controls in accordance with the approved ESCP to maintain effective environmental management.	confirming that the damaged coir logs along Buchan Road had been replaced and the drainage on Horrie Road was protected (refer to photos 3, 4 and 10).	
IA2-05	B18	Observation	***Construction Traffic and Pedestrian Management Plan*** Prior to the commencement of any construction, a Construction Traffic and Pedestrian Management Plan must be prepared in consultation with Council and TfNSW, to achieve the objective of ensuring safety and efficiency of the road network, and a copy provided to the Planning Secretary. The Construction Traffic and Pedestrian Management Plan must include, but not be limited to, the following: (a) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) number of heavy vehicles, heavy vehicle routes, access and parking arrangements; (iv) 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, in accordance with the latest version of AS 2890.2; (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s); (vi) arrangements to ensure that heavy vehicle movements will not be scheduled to and from the site: • within 30 minutes before the commencement of the school day; • within 10 minutes after the commencement of the school day; • unless otherwise agreed under Condition C10 (b) A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes. *Note:*	**Observation:** The Construction Traffic and Pedestrian Management Plan (CTPMP) has not been updated to include the new crossings, and median strip works along Buchan Avenue. **Recommendation:** Update the Construction Traffic and Pedestrian Management Plan (CTPMP) to include the new crossings, the median strip works and any other associated activities and works along Buchan Avenue.		OPEN

Item ID	Ref.	Category	Condition / Requirement	Findings and Recommendations	Recommendation[1]/ Proposed or completed Action	Status[2]
			• *Provide a copy of the Construction Traffic and Pedestrian Management Plan to TfNSW via development.CTMP.CJP@transport.nsw.gov.au for endorsement.* • *All vehicles are to enter and leave the site in a forward direction.* • *All vehicles are to be wholly contained on site before being required to stop.*			
IA2-06	B20	Observation	***Construction Flood Emergency Management Plan*** *The Construction Flood Emergency Management Plan in condition B19, must be implemented for the duration of that construction stage.*	**Observation:** RCC provided photos of flood signage displayed within the site sheds and common areas. While flood warning and response signage were in place, they had not been laminated and did not clearly identify that the site is flood prone. **Recommendation:** Install **l**aminated flood warning and response signage in all relevant areas, clearly indicating that the site is flood-prone to ensure visibility, durability, and effective communication of flood risks.		OPEN
IA2-07	C2	Observation	***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.*	**Observation:** During the site audit inspection on 30 September 2025, it was noted that the logbook for the Manitou Plant Register No.48 was not completed. **Recommendation:** Ensure that the logbook is completed for each plant on site.		OPEN
IA2-08	C8	Observation	***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), Construction Traffic and Pedestrian Management Plan and Construction Flood Emergency Management Plan*	**Observation:** The CEMP and related sub-plans have not been fully implemented on site, and the following observations were noted during the site audit inspection conducted on 30 September 2025: • Housekeeping near the site boundary on Buchan Road, the laydown materials area, and other areas within the construction site requires improvement. • Access to the scaffold near Building D South was obstructed by pallets and other construction materials; these items need to be removed. Verification of the scaffold tag validity and recent testing (completed last month) could not be confirmed due to system issues. • Only one spill kit was available near the site sheds, which may result in limited accessibility and potentially be insufficient for a hazardous or emergency spill response. • Although weekly environmental inspections are carried out and documented in Hammertech, there was no evidence of photos or close-out comments verifying that corrective actions have been implemented to address the issues identified after the inspection conducted on 21 August 2025. This inspection noted that rain events may have resulted in sediment from the site reaching the street drains on Horrie Road. • Additional safety information, such as the current gaps between the scaffold and Level 1/2 on Building A, could be included into toolbox talks and daily pre-start briefings.	Prior to the finalisation of this audit report, evidence (refer to photos No.03) was provided confirming that construction material had been relocated from the Buchan Road footpath to the site area. Additionally, housekeeping had been carried out within the construction building.	OPEN

Item ID	Ref.	Category	Condition / Requirement	Findings and Recommendations	Recommendation[1]/ Proposed or completed Action	Status[2]
				Recommendations: • Maintain housekeeping across all areas of the site. • Ensure safe and unobstructed access to scaffolds and other work areas. • Place an additional spill kit at a second location on site to improve accessibility in case of a hazardous or emergency spill. • When observations are raised in Hammertech, RCC should request photos from the contractor to verify that corrective actions have been implemented, and areas have been rectified. Additionally, construction crews must be briefed of any current site safety hazards during toolbox talks and pre-start briefings.		
IA2-09	C10	Observation	***Heavy Vehicle Access*** *The Applicant must provide the Certifier with evidence of Council approval for heavy vehicle access to the site during school drop-off and pick-up times at a minimum of 48 hours prior to each heavy vehicle access to the site during drop-off and pick-up times in accordance with requirements outlined under condition B18(b)(iv).*	**Observation:** The site notice board displays incorrect information regarding the heavy vehicle restriction period - no heavy vehicle movements are permitted between 8:10am and 8:50am and the board currently states that heavy vehicle movements are restricted only between 8:00am and 8:30am. Additionally, it appears that this timing is not being accurately communicated during daily pre-start meetings. **Recommendation:** Update the site notice board to reflect the correct restriction period, no heavy vehicle movements permitted between 8:10 am and 8:50 am and ensure the timing is covered in the toolbox talk and daily pre-start meetings.		OPEN
IA2-10	C20	Observation	***Air Quality*** *The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.*	**Observation:** During the site inspection no air/dust monitors were observed. It appears that they were taken out by the subcontractor. **Recommendation:** Reinstate the air monitors on site.		OPEN
IA2-11	C31	Observation	***Waste Storage*** *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.*	**Observation:** The concrete washout tray was observed to be at full capacity during the site inspection**.** **Recommendation:** Provide an additional lined concrete washout tray as a standby to maintain sufficient capacity for concrete waste management and to prevent potential overflow or non-compliance with environmental requirements.		OPEN

Notes:

1. Auditor's recommendation. The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.
2. At the time of finalising this Audit Report.

3.4 Adequacy of Environmental Management Plans, sub-plans and post approval documents

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

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

A review was conducted of the:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSP)
- Construction Soil and Water Management Sub-Plan (CSWMSP)
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)
- Construction Flood Emergency Management Plan (CFEMP)

The Auditor is of the view that the CEMP and sub-plans prepared for the Project are generally adequate for the works undertaken. One noise survey was conducted during audit period, covering four locations and the results confirmed that the site is operating in accordance with the CNVMP.

The CEMP and related sub-plans outlined in Section 3.1 were found to be compliant with the SSD Conditions and were generally implemented for the works underway at the time of the Audit, with the exception of the findings detailed below and summarised in Section 3.2.

The audit observed that the latest versions of the CEMP (Rev 5) and CFEMP (Rev C) had not been uploaded to the project website at the time of the site audit. This issue was addressed prior to the finalisation of the audit report.

Sediment and erosion controls have been implemented on site; however, it was observed that these control measures require improvement to be in accordance with the ESCP. Refer to the IA2-04 non-compliance and IA2-08 observation against Condition C8.

The Construction Traffic and Pedestrian Management Plan (CTPMP) had not been updated to include the new crossings, and median strip works along Buchan Avenue.

Full implementation of the Construction Flood Emergency Management Plan (CFEMP) was not observed, as the flood warning and response signage had not been laminated and did not clearly indicate that the site is flood-prone, as required by the Plan and Condition B20.

3.5 Summary of notices from agencies

To the auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

3.6 Other matters considered relevant by the Auditor or the Department

The Auditor has no other matters beyond the findings presented elsewhere in Section 3.2 of this Report.

3.7 Complaints

The Project maintains a complaints register, updated as of 29 September 2025, which is published on the Project website at: New_HS_in_Edmondson_Park_-_Complaints_Register_-_September_2025.pdf

Table 6: Complaints Register

Date of complaint	Date of response	Method of complaint	Nature of complaint	SI response	Complaint status
13/09/2025	13/09/2025	Site visit	A SafeWork NSW inspector attended the site following an anonymous community complaint about traffic management. The inspector reviewed procedures, inspected the site, and confirmed that appropriate mitigation measures were in place.	SI response not required as the inspector confirmed they had no traffic safety concerns about the site.	Closed

During the audit period, a single complaint was received from a community member on 13 September 2025, as noted above. No other issues or concerns were formally raised during the audit period that require investigation or corrective actions.

3.8 Incidents

There were no notifiable incidents as defined by SSD 8378 recorded during the audit period.

3.9 Actual versus predicted impacts

The Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS, RtS Report and RFI documentation (referred below as the EIS documents).

The EIS documents included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Audit. Any such comparison is qualitative only.

The Department's State Significant Development (SSD-62028458) Assessment Report (October 2024) considered the key Project issues are flooding, transport, traffic and parking and built form. The project is currently in construction stages, with ongoing structural works progressing. The works observed and the impacts of those works appeared to be consistent with those identified in the EIS documents. The works undertaken during the audit period appeared to be consistent with the construction works described in the EIS documents. The footprint of the construction area appeared to be consistent with that in the EIS documents based on the visual observations made during the site inspection.

A review was undertaken on the mitigation measures listed in the Environmental Impact Statement (EIS) prepared by Gyde Consulting on 19 March 2024.

Table 7: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Flooding	The site is located within the Maxwell Creek and Cabramatta Creek catchments and is affected by local overland flooding during1% annual exceedance probability (AEP) storm and up to the probable maximum flood (PMF). Following completion of the project, the site would remain primarily as a low flood hazard zone up to the PMF, but with some areas of high hazard at its northern boundary along Buchan Avenue. Proposed school buildings would be constructed above flood levels for all flood events. The project would not increase flood hazard classification for surrounding properties, and that the flood risk to vulnerable and other occupants of the school can be appropriately managed.	The Construction Flood Emergency Management Plan has been prepared by Northrop in consultation with the State Emergency Services and is currently being implemented. A site inspection was conducted following a rainfall event, and no flooding was observed in the surrounding areas of the site. However, runoff was noted on Horrie Road, and ponded water was observed in areas where construction works are ongoing. A swale has been installed to manage stormwater runoff. Flood emergency kit was sighted on site. An observation was raised as the flood warning and response signage had not been laminated and did not clearly indicate that the site is flood-prone, as required by the Plan and Condition B20.	Y
Traffic and parking	The proposed school capacity has the potential to impact already congested intersections near the site during peak drop off and pick up (DOPU) periods. The development of Edmondson Park will generate significant new traffic as the use of the land is intensified from peri urban to urban development. It is expected that there shall be no undue impact to the road network, as the future road network has been planned for that development scenario.	A Construction Traffic and Pedestrian Management Plan (CTPMP) has been prepared by TTW and is currently being implemented. A Traffic Management Plan, including a Traffic Guidance Scheme, has been prepared for the Edmondson Park High School upgrades along Buchan Avenue. A Road Occupancy Permit has been obtained from Liverpool City Council for the new crossings and median strip in the centre of Buchan Avenue. Horrie Road in Edmondson Park was constructed to support the development of the new Edmondson Park High School, facilitating construction activities and managing site access efficiently. During the site inspection, traffic management measures were observed on Buchan Avenue for the median strip works. Horrie Road is currently used for construction	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		vehicle access and as a designated parking area for construction workers. To improve traffic flow in the area, changes were made to parking and traffic conditions along Buchan Avenue, Faulkner Way and Horrie Road. An observation was made that the CTPMP should be updated to reflect the new crossings, and median strip works along Buchan Avenue.	
Building form and urban design	The Department considers the proposed building design, layout and landscaping to be an appropriate response between the civic function of the site and the future character of the surrounding residential and future town centre. The Department considers that the project would be appropriate for a civic and community facility within a predominantly residential area as the overall building design, setbacks, materiality and landscaping of the project are consistent with the emerging character of the town centre.	The project is currently in the construction stage, and the buildings and landscaping have not yet been completed.	N/A
Noise and vibration	The Noise and Vibration Impact Assessment (NVIA) considered the potential cumulative effects of the development with other surrounding developments, for both construction noise and vibration and operational noise emissions. There is the potential to be cumulative noise impact with other sites, including the adjacent school site, during operations.	A Construction Noise and Vibration Management Plan (CNVMP) has been prepared by Pulse White Noise Acoustics (PWNA) and is being implemented, incorporating feasible and reasonable mitigation measures. A Noise and Vibration Survey was conducted by PWNA on 7 April 2025 across four locations, confirming that the site is operating in accordance with the CNVMP. Project records indicate that noise and vibration impacts are consistent with those predicted in the EIS, and no complaints have been received during audit period.	Y
Flora	The proposed development will require the removal of the above-mentioned small shrubs and grasses on the site. The proposal new high school will introduce new vegetation and trees will be planted throughout the site.	No additional vegetation was removed during the reporting period. Tree protection measures were not required, and no trees were removed as part of the works. Newly planted trees along the Buchan Road footpath are Council assets. Landscape works are yet to commence.	Y
Contamination	Detailed Site Investigation (DSI) which stated that soil sampling was taken from 27 in-situ test pits and six stockpile	CEMP includes the unexpected finds protocol (UFP), This has been implemented on site.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	locations. The samples contained a range of materials including igneous and ironstone gravel, concrete, glass, and ceramic tile fragments, plastic, ash and root fibres. A selection of soil samples was analysed for the contaminants of potential concern (CoPC). Elevated concentrations of the CoPC were not encountered above the adopted site assessment criteria. On this basis, there were no unacceptable risks identified that triggered a need for remediation. The DSI stated the site is considered to be suitable for the project however recommended the following so that risks remain low and acceptable: – Implementation of an unexpected finds protocol (UFP) during the construction phase of the project outlining appropriate procedures to be followed should contaminated or potentially contaminated material be discovered. – Preparation of an imported materials protocol – Review of source and contamination status of imported material	The Material Tracking Register for the Edmondson Park High School project records key details, including pick-up and drop-off addresses, soil type, truck registration numbers, docket numbers, weights, and report references. Material Test Reports document the testing undertaken and confirm the material classification. Certificates of Analysis issued by a NATA-accredited laboratory confirm that no asbestos was detected in the tested samples. A Report on Material Quality has also been issued under NATA accreditation. No contamination was recorded during the audit period.	

4. LIMITATIONS

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the report, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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APPENDIX A – SSD 62028458 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART A - ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this audit table. Site inspection and interview with auditees 30/09/2025 Weekly Environmental Site Inspection (Hammertech) Site Specific Induction Presentation, 4/2/25 (updated 16/5/25) Daily Pre-start meetings 30/9/2025, 29/9/25 and 17/9/25 Toolbox talk for 28/6/25, including traffic interactions and controls. Environmental inspections 25/9/25, 27/8/25, 21/8/25 (post rain event inspection)	During the site inspection, interviews and document review it was noted that feasible and reasonable measures to prevent harm to the environment were observed. Weekly Environmental Site Inspections were regularly undertaken for the project, as confirmed by the evidence sighted. Some environmental issues were identified, addressed, and subsequently closed out.	C
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS; as revised by the Response to Submissions; and additional information; and (d) in accordance with the approved Architectural Plans prepared by NBRS, Landscape Plans prepared by NBRS and Staging Plan prepared by NBRS.	Development Consent SSD-62028458 New High School in Edmondson Park approved on 09/10/2024 Environmental Impact Statement (EIS) SSD-62028458 Final Version dated 19/03/2024 by Gyde Consulting Submissions Report Final Version, 10/07/24 by Gyde Consulting Stamped Plans Rev 6 14/06/24 prepared by NBRS & Partners P/L approved by DPHI on 9/10/24 Design Compliance Statement for CC1 – Stage 1: Edmondson Park High School, 9/01/25 issued by NBRS & Partners P/L Crown BCA Certificate No. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Ltd Crown BCA Certificate No.119526-CROWN-CC2, 07/04/2025 issued by Jensen Hughes Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughes	Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application. The Certifier has issued CC1, 2 ,3 and 4 for the project. CC1 covers the early works, including: a. Site establishment and earthworks across the whole site b. Civil drainage works for Stage 1 c. In-ground services for Stage 1 d. Substructure for Stage 1 e. Ground Floor Concrete slabs for Stage 1 (Excluding walkways and COLA) f. External stair slabs for Stage 1 g. Carpark slab and Waste collection slab h. Stage 1 works include: Construction of Building A, D and northern part of Building B and associated landscape works and main sports field. CC2 covers the structural design including: a. Post Tensioned Slabs b. Concrete shear walls c. Concrete walls and columns d. Structural steel e. Stairs f. Roof CC3 covers the Fitout and Façade including:	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			a. Internal walls b. Façade c. Services d. Balustrades and screens CC4 covers the Landscape and Public Domain including: a. Landscaping b. Stairs and ramps c. Public domain civil works d. Pedestrian crossings and kerb re-alignment e. Public domain street trees The certificate 4 covers Stage 1 only, comprising Building A, Building B (South), and Building D. No modification for the project during the audit period.	
A3	The Applicant must comply with all written requirements or directions of the Planning Secretary, including in relation to: (a) the environmental performance of the approved development; (b) any document or correspondence in relation to the approved development; (c) any notification given to the Planning Secretary under the terms of this approval; (d) any audit of the construction or operation of the approved development; (e) the terms of this approval and compliance with the terms of this approval (including anything required to be done under this approval); (f) the carrying out of any additional monitoring or mitigation measures; and (g) in respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under this approval.	Interview with auditees 30/09/2025	The auditees noted that no directions were received from the Department during the audit period.	NT
A4	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.	Interview with auditees 30/09/2025	The auditees noted that no directions were received from the Department during the audit period.	NT
A5	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.	Interview with auditees 30/09/2025	There was no inconsistency, ambiguity or conflict between consent and the documents listed in Condition A2 (c) and (d)	NT
Limits of Consent				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A6	This consent lapses five years after the date of consent unless work is physically commenced.	Interview with auditees 30/09/2025 Development Consent SSD-62028458 New High School in Edmondson Park approved on 09/10/2024 Post Approval Form 10/12/24 Notification of work commencement to DPHI (20/01/25)	Construction commenced on 20/01/25, within five years of the project's approval date on 09/10/24.	C
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Interview with auditees 30/09/2025 Crown BCA Certificate No. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Ltd Crown BCA Certificate No.119526-CROWN-CC2, 07/04/2025 issued by Jensen Hughes Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughes NBRS issued a Design Compliance Statement dated 2 June 2025 Design Compliance Statement Letter, dated 3 June 2025, NBRS	Part 4, Division 2 of the EP&A relates to prescribed conditions for: – Compliance with the BCA (3 Crown Certificates received for current works) – Erection of signs (1 site notice at gate 1) – Residential building work (not relevant) – Entertainment venues (not relevant) – Signage for maximum number of persons in venues (not relevant for construction) – Shoring and adequacy of adjoining property (not relevant) – Fulfilment of BASIX commitments (not relevant) – Deferred commencement consent (not relevant) – Conditions for ancillary aspects of development – Conditions for State significant development (not relevant) – Review conditions—the Act, s 4.17(10C) (not relevant) – Energy and water use for large commercial development under Sustainable Buildings SEPP (not relevant) – Extension of relevant period for compliance with development consent condition for large commercial development (not relevant The Certifier issued Construction Certificate (CC1) for early works prior to any on-site work commencing. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition.	C
Planning Secretary as Moderator				
A8	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.	Interview with auditees 30/09/2025	No disputes with DPHI or other public authorities noted during this audit period.	NT
Evidence of Consultation				
A9	Where conditions of this consent require consultation with an identified party, the Applicant must:	Interview with auditees 30/09/2025	Consultations were sighted under Conditions B16, B17 and B18.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation for Section 138 (Public Domain) approval (series of correspondence) – Email 16/06/25 Council re landscaping plan, line marking, street lighting endorsement. – S138 Approval, dated 06/06,2025, LCC – Stamped Edmonson Park High School, Public Domain - Civil Engineering package	Meetings with the Council team have been conducted, particularly regarding the public domain and development of the traffic design. Correspondence with LCC dated 16/06/25 was sighted. LCC has approved the S138 (permit to carry out the works) on 06/06/2025 and public domain civil engineering package. No written directions received from PS in past 6 months.	
Staging, Combining and Updating Strategies, Plans or Programs				
A10	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the 'Staging Management Plan' dated 11 December 2023 and prepared by Johnstaff.	Interview with auditees 30/09/2025 New High School in Edmondson Park Staging Management Plan Rev 4, 11/12/23 by Johnstaff	Staging Management Plan Rev 4 dated 11/12/23 was prepared by Johnstaff for the project and plan to undertake the project in the following stages: • Construction of Stage 1 works including: – Earthworks to be undertaken across the entire extent of the site – Public domain works that will occur outside then high school site boundary – The construction of Building A, D and the north of Building B – Construction of landscape works adjacent to the buildings that are being completed in Stage 1. – Waste collection area and staff carpark – Operation of the Stage 1 with approximately 800 students and 63 staff • Construction of Stage 2 works including: – Ongoing operation of the Stage 1 school – Construction of Building C and the southern part of Building B – Construction of the remaining landscape – Refurbishment of the library and science labs in Building A and kitchen in Building B – Operation of the completed development accommodating 2000 students and 144 staff No updates are required to the Staging Management Plan.	C
A11	Construction staging of the proposed development may be varied in accordance with a revised Staging Report submitted to and approved by the Planning Secretary.	Interview with auditees 30/09/2025 New High School in Edmondson Park Staging Management Plan Rev 4, 11/12/23 by Johnstaff	Staging Management Plan has not been revised during the audit period.	NT
A12	Any revised Staging Report prepared in accordance with condition A11 must: (a) 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) specify how compliance with conditions will be achieved across and between each of the stages of the project; (c) specify how compliance with independent auditing requirements 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 construction staging.	Interview with auditees 30/09/2025 New High School in Edmondson Park Staging Management Plan Rev 4, 11/12/23 by Johnstaff	Staging Management Plan has not been revised during the audit period.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A13	The project must be staged in accordance with the details approved under condition A10 unless a revised Staging Report has been approved under condition A11 in which case the project must be staged in accordance with the approved revised Staging Report.	Interview with auditees 30/09/2025	The Project has been carried out in accordance with the Staging Management Plan.	C
A14	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under condition A10 or a revised Staging Report approved under condition A11, must be complied with at the relevant time for that stage including independent auditing requirements.	New High School in Edmondson Park Staging Management Plan Rev 4, 11/12/23 by Johnstaff	The Project has been carried out in accordance with the Staging Management Plan.	C
Staging, Combining and Updating Strategies, Plans or Programs				
A15	The Applicant may: (a) prepare and submit any strategy, plan (including management 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) or program); (b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management 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).	Interview with auditees 30/09/2025 Stamped Plans Rev 6 14/06/24 prepared by NBRS & Partners P/L approved by DPHI on 9/10/24 New High School in Edmondson Park Staging Management Plan Rev 4, 11/12/23 by Johnstaff Staging Management Plan approved by DPHI on 9/10/24 Construction Environmental Management Plan (CEMP), Revision 4, 18/12/24 prepared by Richard Crookes Constructions; Construction Traffic and Pedestrian Management Plan New Edmondson Park High School Revision P7, prepared by TTW Pty Ltd, 5 February 2025 Construction Noise and Vibration Management Sub-plan, Revision 4, 5/12/24 prepared by Pulse White Noise Acoustics; Construction Waste Management Sub-plan, Version 5, 29/11/24 prepared by EcCell Environmental Management; Construction Soil and Water Management Sub-plan, Rev 4, 2/12/24 prepared by Northrop Consulting Engineers Pty Ltd; and Aboriginal Cultural Heritage Management Sub-plan, Version 2.0, 5/12/24 prepared by Kayandel Archaeological Services. Letter 10/01/25 DPHI-SINSW re: approval of CEMP and subplans Construction Environmental Management Plan (CEMP), Revision 5, 14/08/25 prepared by Richard Crookes Constructions; Construction Soil and Water Management Sub-plan, 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Letter from SINSW to DPHI re. submission of revised CSWMP on 05/09/2025 Post Approval Form (SSD-62028458-PA-13), 08/09/2025	Design plans Rev 6 dated 14/06/24 was prepared by NBRS & Partners P/L and was approved by DPHI on 9/10/24. Staging Management Plan Rev 4 dated 11/12/23 was prepared by Johnstaff and was approved by DPHI on 9/10/24. CEMP and subplans were prepared for the project and were approved by the DPHI on 10/01/25. CEMP was updated by Richard Crookes Constructions for CSWMP revision update. (updated Sediment Control appendix in the CSWMP based on site progress). CSWMP dated 13/08/25 was submitted to DPHI on 05/09/2025. No comment back yet from DPHI (PA-13) to date.	C
A16	Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Construction Environmental Management Plan (CEMP), Revision 5, 14/08/25 prepared by Richard Crookes Constructions; Construction Soil and Water Management Sub-plan, 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Letter from SINSW to DPHI re. submission of revised CSWMP on 05/09/2025 Post Approval Form (SSD-62028458-PA-13), 08/09/2025	CEMP was updated by Richard Crookes Constructions for CSWMP revision update. (updated Sediment Control appendix in the CSWMP based on site progress). CSWMP dated 13/08/25 was submitted to DPHI on 05/09/2025. No comment back yet from DPHI (PA-13) to date. Note: The latest revision of the Construction Environmental Management Plan (CEMP Rev 5) was updated to reflect the revised CSWMP (Appendix 6.7) and the updated sediment control plan for current site construction conditions; however, no changes were made to the content of the CEMP itself.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A17	If the Planning Secretary agrees, a strategy, plan (including management 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.	Interview with auditees 30/09/2025 Construction Environmental Management Plan (CEMP), Revision 5, 14/08/25 prepared by Richard Crookes Constructions; Construction Soil and Water Management Sub-plan, 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Letter from SINSW to DPHI re. submission of revised CSWMP on 05/09/2025 Post Approval Form (SSD-62028458-PA-13), 08/09/2025	CEMP was updated by Richard Crookes Constructions for CSWMP revision update. (updated Sediment Control appendix in the CSWMP based on site progress). Updated CSWMP dated 13/08/25 was submitted to DPHI on 05/09/2025. No comment back yet from DPHI (PA-13) to date.	NT
A18	Updated strategies, plans (including management plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Interview with auditees 30/09/2025	The CEMP and sub-plans have been implemented on-site. The CEMP and CSWMP were updated (updated Sediment Control appendix in the CSWMP based on site progress).	C
Structural Adequacy				
A19	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.	Interview with auditees 30/09/2025 Structural Design Certificate, 07/01/25 issued by Northrop for Crown Certificate 1 Structural Certificate for Construction Certificate 1 (CC1) – Earthworks, Inground Services, Substructure (inc. SOG) 13/12/24 issued by Northrop Crown BCA Certificate NO. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Limited Structural Design Certificate, 26/03/2025 issued by Northrop for Crown Certificate 2 Crown BCA Certificate No.119526-CROWN-CC2, 07/04/2025 issued by Jensen Hughes Pty Limited Structural Design Certificate, 12.06.2025 issued by Northrop for Crown Certificate 3 Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes Pty Limited Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited	Structural Design Certificate dated 07/01/25 issued by Northrop and was listed in CC1 issued by the Certifier. Structural Design Certificate dated 26/03/2025 issued by Jensen Hughes Pty Limited and was listed in CC2 issued by the Certifier. Structural Design Certificate dated 12.06.2025 issued by Jensen Hughes Pty Limited and was listed in CC3 issued by the Certifier. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A20	All new buildings and structures that interact with floodwaters in a 1% Annual Exceedance Probability and/or Probable Maximum Flood event, as identified in the Flood Impact and Risk Assessment, prepared by TTW and dated 20 May 2024 must be constructed from flood compatible building components that can withstand the flow velocities, flow depths and associated debris loads of a Probable Maximum Flood event. *Notes:* • *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*	Interview with auditees 30/09/2025 Structural Certificate for Construction Certificate 1 (CC1) – Earthworks, Inground Services, Substructure (inc. SOG) 13/12/24 issued by Northrop Structural Design Certificate, 07/01/25 issued by Northrop for Crown Certificate 1 Crown BCA Certificate NO. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Ltd Structural Design Certificate, 26/03/2025 issued by Northrop for Crown Certificate 2 Crown BCA Certificate No.119526-CROWN-CC2, 07/04/2025 issued by Jensen Hughes Pty Limited Structural Design Certificate, 12.06.2025 issued by Northrop for Crown Certificate 3 Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes Pty Limited Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited	Structural Design Certificate dated 07/01/25, 26/03/2025, and 12.06.2025 were issued by Northrop for Edmondson Park High School confirming compliance with the BCA (including the list of structural engineering drawings). These were verified by the Certifier through issue of the Crown Works Certificates. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
Design and Construction for Bushfire				
A21	New construction must comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.	Fire Engineering Report (FER) Issue No 7, dated 30/04/2025 Innova Services Australia.	FER Issued No. 7 dated 30/04/25 was prepared by Innova Services Australia. The report identified non-conformances associated with the NCC DtS Provisions, the relevant NCC Performance Requirements that need to be satisfied and the Compliance and Assessment Methods and Australian Fire Engineering Guidelines (AFEG) subsystems that have been considered. The report concludes that, subject to the implementation of the fire safety requirements outlined in Section 2, the proposed Performance Solutions are considered to meet the relevant NCC and NSW performance requirements.	C
A22	Fences and gates must comply with Section 7.6 of Planning for Bush Fire Protection 2019. New fences and gates are to be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6m of a building or in areas of BAL-29 or greater, they must be made of non-combustible material only.	Fencing Strategy EPHS-NBRS-11-11-DRS-L- 1100 Rev 1 14/03/25 prepared by NBRS	The Fencing Strategy (with drawing details EPHS-NBRS-11-11-DRS-L-1100), Rev 1 dated 14 March 2025, prepared by NBRS, indicates that the fence and gate will be constructed using Corromesh, a non-combustible material.	C
External Walls and Cladding				
A23	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 30/09/2025 Design Compliance Statement Letter, dated 3 June 2025, NBRS	Design Compliance Statement Letter, dated 3 June 2025, NBRS indicating that the design is compliance with NCC/BCA 2022 and associated standards. Architectural documents are consistent with approved development consent, Fire Engineering Report 24224-R01 Issue 7 (Innova, 30/04/2025), and Facade Engineering Detailed Design Report Rev 2 (Northrop, 28/01/2025), including AS 1562.1:2018 and Fairview Genesis CodeMark Certificate CM30151 Rev 0 (02/04/2024).	C
External Materials				
A24	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:	Interview with auditees 30/09/2025 Design Compliance Statement Letter, dated 03/06/2025, issued by NBRS	Design Compliance Statement Letter, dated 3 June 2025, NBRS indicating that the design is compliance with NCC/BCA 2022 and associated standards. Architectural documents are consistent with approved development consent, Fire Engineering Report 24224-R01 Issue 7 (Innova, 30/04/2025), and Facade Engineering	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it.		Detailed Design Report Rev 2 (Northrop, 28/01/2025), including AS 1562.1:2018 and Fairview Genesis CodeMark Certificate CM30151 Rev 0 (02/04/2024).	
Applicability of Guidelines				
A25	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 or as otherwise provided in the relevant document or applicable legislation or regulation.	Interview with auditees 30/09/2025 Construction Environmental Management Plan (CEMP), Revision 5, 14/08/25 prepared by Richard Crookes Constructions;	The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.	C
A26	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	Interview with auditees 30/09/2025 Construction Environmental Management Plan (CEMP), Revision 5, 14/08/25 prepared by Richard Crookes Constructions;	The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.	C
Monitoring and Environmental Audits				
A27	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. *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.*	Interview with auditees 30/09/2025 Construction Noise and Vibration Survey – 24/07/2025 Issue No.0, 24/07/2025 prepared by PWNA Eight Weekly Dust Monitoring Reports – (21st February to 17th April 2025) prepared by NVAQ Site Inspection observation environmental (OBS-250144) record dated 3/02/2025. Site Inspection observation environmental (OBS-289085) record dated 27/02/2025. Site Inspection observation environmental (OBS-290558) record dated 28/02/2025. Prestart meeting record, 16/04/2025, Attcall CML CONTRACTORS	The Noise and Vibration Survey conducted by PWNA on 24 July 2025 at four locations confirmed that the site is operating in accordance with the Construction Noise & Vibration Management Sub-Plan (CNVMSP). Three SiteHive monitors were installed at South (D1), Mid (D2), and North (D3). Eight weeks of dust monitoring records were sighted. Site inspection reports dated 3/02/2025 and 27/02/2025 noted that a water cart was available for dust suppression as required. The site inspection report dated 28/02/2025 recorded that dust suppression methods were being implemented in excavation areas. The prestart meeting record dated 16/04/2025 indicated that Attcall CML Contractors briefed personnel on dust management requirements.	C
Access to Information				
A28	At least 48 hours before the commencement of construction until completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	Interview with auditees 30/09/2025 Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-high-school-in-Edmondson-Park.html#category-reports	A project website has established. a) The following information are available in the project website: i. SSD conditions, EIS, RtS and stamped plans from 9/10/24 were published on the website. ii. As above iii. Stamped plans from 9/10/24 and CEMP published on the website. iv. The Independent Audit No. 1 report has been uploaded to the project website. The report from the current audit will be uploaded upon completion. Project updates are also available on the website. v. Noise and vibration surveys 23/01/25, 28/02/25, 24/07/2025 prepared by PWNA vi. Nine (9) project updates have been published on the website as follows: 07/23, 08/23, 03/24, 08/24, 10/24, 12/24, 04/25, 07/25, and 08/25.	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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 of the final stage of any development.		vii. Contact us link included in website (to send an email). Project update sheet there is a contact phone number and email for SINSW. viii. Complaints register current up-to 29/09/2025 (no complaints within the audit period). ix. First audit report IA1 and response to IA1 findings posted in the website x. Nothing else required, but the website includes works notifications and information packs sighted. **Non-Compliance:** The latest revision of the Construction Environmental Management Plan (CEMP Rev 5) and Construction Flood Emergency Management Plan (CFEMP) Rev C have not uploaded to the project website. **Recommendation**: Upload the latest version of the CEMP (Rev 5) and CFEMP (Rev C) to the project website.	
Compliance				
A29	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.	Site Specific Induction – Stage 1 (for employees and subcontractors) 4/02/25 by RCC Procurement Tendering thru Aconex Workers Induction thru Hammertech Procurement Pro system and Aconex for Costume Stainless Interiors tender, dated 4 April 2025	The auditees reported that procurement and tendering were conducted through Aconex and Procurement Pro system, where RCC provided project information, including the project Consent, CEMP, and subplans. RCC utilises the Procurement Pro system and Aconex for tendering all contractors and subcontractors. The Costume Stainless Interiors tender, issued on 4 April 2025, was sighted during the audit. The tender documentation included a Project Management Plan (PMP) addressing health, safety, and environmental management requirements.	C
Incident Notification, Reporting and Response				
A30	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.	Interview with auditees 30/09/2025 Incident Register by RCC	No reportable incidents have occurred during the audit period. Incident Register provided and used to report any incidents that occurred on site.	NT
A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees 30/09/2025	No reportable incidents have occurred during the audit period.	NT
Non-Compliance Notification				
A32	Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance.	Interview with auditees 30/09/2025	No non-compliances raised during the audit period.	NT
A33	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.	Interview with auditees 30/09/2025	No non-compliances raised during the audit period.	NT
A34	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 30/09/2025	Noted	NT
Revision of Strategies, Plans and Programs				
A35	Within three months of: (a) the submission of an incident report under condition A30;	Interview with auditees 30/09/2025 Aconex email correspondence, re updated CSWMP, dated 4/09/2025.	Updated CSWMP (including updated sediment control plan to suit site progress) submitted via Aconex email correspondence dated 4/09/2025. Independent Audit Report No.1 sent to DPHI on 19/5/25	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) the submission of an Independent Audit under condition C36 or C38; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 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.	New Edmondson Park High School Independent Audit 1, Revision 2.0 dated 15/05/2025 prepared by Wolfpeak Group Pty Ltd Letter from SINSW to DPHI re. submission of of Independent Audit Report and response in accordance with Condition C36 and C41 on 19/05/2025 Post Approval Form Notification issued by the Department of Education to DPHI (20/05/2025) Aconex Email correspondence, Reference Number RCC-GCOR-001919, issued by Richard Crookes Constructions Pty Limited to Certifier, dated 04/09/2025	Post Approval Form Notification issued by the Department of Education to DPHI on 16/05/2025 regarding Condition A35, and the first IEA Report, and Response to Audit (dated 20/05/2025). Aconex Email Correspondence (Reference Number RCC-GCOR-001919) issued by RCC to the Certifier on 04/09/2025, regarding the updated CSWMP and Condition A35. **Non-Compliance:** No evidence was provided to demonstrate that the Certifier was notified of the review of strategies, plans and programs within the three-month period of the submission of Independent Audit No. 1. **Recommendation:** Ensure that the Certifier is notified within three months whenever reviews of strategies, plans and programs are undertaken in accordance with this Condition requirements.	
A36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. *Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*	Interview with auditees 31/09/2025	Updated CSWMP (including updated sediment control plan to suit site progress) submitted via Aconex email correspondence dated 4/09/2025.	C
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	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.	Interview with auditees 30/09/2025 Letter from SINSW to DPHI, 11/12/24 re. notification of commencement Letter from SINSW to DPHI, 15/01/25 (R1) re. notification of commencement Post Approval Form 10/12/24 Notification of work commencement with the DPHI (20/01/25) Email 10/12/24 DPHI-SINSW re: Acknowledgement receipt of submission notification of work commencement	Initial notification to DPHI was sent on 11/12/24 with construction scheduled to commence on 13/01/25. Notification of commencement was amended and submitted to DPHI on 10/12/24, with construction work scheduled to commence on 20/01/25.	C
B2	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.	Interview with auditees 30/09/2025 Post Approval Form 10/12/24 Notification of work commencement with the DPHI (20/01/25) Email 10/12/24 DPHI-SINSW re: Acknowledgement receipt of submission notification of work commencement	Notification of commencement was submitted to DPHI on 10/12/24, with work scheduled to commence on 20/01/25.	C
Certified Drawings				
B3	Prior to the commencement of construction of any relevant works within the relevant stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Structural Plans Prepared 13/12/24 by Northrop Engineers Structural Design Certificate, 07/01/25 issued by Northrop for Crown Certificate 1 Structural Certificate for Construction Certificate 1 (CC1) – Earthworks, Inground Services, Substructure (inc. SOG) 13/12/24 issued by Northrop	Structural plans were prepared by Northrop, along with the Structural Design Certificate and Structural Certificate, which were issued by Northrop for the project. These documents are listed in CC1, 2, and 3, as issued by the Certifier. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Crown BCA Certificate NO. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Limited Structural Design Certificate, 26/03/2025 issued by Northrop for Crown Certificate 2 Crown BCA Certificate No.119526-CROWN-CC2, 07/04/2025 issued by Jensen Hughes Pty Limited Structural Design Certificate, 12.06.2025 issued by Northrop for Crown Certificate 3 Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes Pty Limited Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited	that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
External Walls and Cladding				
B4	Prior to the commencement of construction of external building walls and cladding within the relevant stage, 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.	Interview with auditees 30/09/2025 Design Compliance Statement Letter, dated 3 June 2025, NBRS Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes Pty Limited Letter from SINSW to DPHI, 01/07/2025 re. Details of External Walls and Cladding Condition B4 and certifier acceptance	Design Compliance Statement Letter, dated 3 June 2025, NBRS indicating that the design is compliance with NCC/BCA 2022 and associated standards. Architectural documents are consistent with approved development consent, Fire Engineering Report 24224-R01 Issue 7 (Innova, 30/04/2025), and Facade Engineering Detailed Design Report Rev 2 (Northrop, 28/01/2025), including AS 1562.1:2018 and Fairview Genesis CodeMark Certificate CM30151 Rev 0 (02/04/2024). Condition B4 External wall statement prepared by NBRS dated 03.06.25 has been reviewed by the certifier as part of Crown BCA Certificate No. 119526-CROWN-CC3, issued on 27 June 2025 by Jensen Hughes Pty Limited. Details of the External Walls and Cladding (Condition B4) were submitted to the DPHI on 1 July 2025. The Project Certifier accepted the submitted details and documentation on 30 June 2025.	C
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of any construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary 3within 48 hours when requested.	Dilapidation Report - Buchan Avenue, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L Dilapidation Report – Horrie Road, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L Email 20/11/24 RCC-Liverpool Council re: submission of Dilapidation Reports Email 21/11/24 Liverpool Council-RCC re: Acknowledgement receipt of dilapidation reports Aconex Correspondence 2/12/24 RCC-Certifier re: submission dilaps report to Certifier	Dilapidation reports were prepared by Rezoning P/L for the project, covering Council assets, as the project location does not directly affect any residential or commercial properties. Dilapidation reports were submitted to Council on 20/11/24 and submitted to the Certifier on 2/12/24. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
Pre-Construction Survey – Adjoining and likely to be impacted Properties				
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Dilapidation Report - Buchan Avenue, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L Dilapidation Report – Horrie Road, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L	Dilapidation reports were prepared by Rezoning P/L for the project, covering Council assets, as the project location does not directly affect any residential or commercial properties. No residents within 30 metres.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Dilapidation Report - Buchan Avenue, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L Dilapidation Report – Horrie Road, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L	Dilapidation reports were prepared by Rezoning P/L for the project, covering Council assets, as the project location does not directly affect any residential or commercial properties. No residents within 30meters.	NT
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.	Dilapidation Report - Buchan Avenue, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L Dilapidation Report – Horrie Road, Edmondson Park (Council Assets) 14/11/24 prepared by Rezoning P/L Email 20/11/24 RCC-Liverpool Council re: submission of Dilapidation Reports Aconex Correspondence 2/12/24 RCC-Certifier	Dilapidation reports were prepared by Rezoning P/L for the project, covering Council assets, as the project location does not directly affect any residential or commercial properties. Dilapidation reports were to the Certifier on 2/12/24 No residents within 30 metres.	C
Community Communication Strategy				
B9	No later than 48 hours prior to the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, including construction worker parking, and noise and vibration.	Community Communication Strategy (CCS) New high school in Edmondson Park Rev 1, 16/12/24 by SINSW Post Approval Form 19/12/25 submission of CCS to DPHI Letter 8/01/25 SINSW-DPHI re: submission of CCS to DPHI Letter 5/02/25 DPHI-SINSW re: DPHI response to submission of CCS	Community Communication Strategy (CCS) for New high school in Edmondson Park Rev 1 dated 16/12/24 was prepared by SINSW and include: a. Section 3 b. Section 4 c. Section 4 d. Section 6 e. Section 7 The CCS was submitted to the Department on 19/12/24 and was accepted in their response on 05/02/25. No changes to the CCS on the audit period.	C
Ecologically Sustainable Development				
B10	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 5 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.	Green Star Registration - Design & As Built v1.3 rating 24/01/22 issued by Green Building Council Australia	Project registration under Green Building Council Australia with Certification Registration Date Mon 24/01/22 was sighted.	C
Outdoor lighting				
B11	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P)	Interview with auditees 30/09/2025	The Design Certificate for Electrical Services has been issued, certifying that the design complies with normal engineering practice, the Building Code of Australia, any applicable fire safety	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Design Certificate issued on 05/05/2025, prepared by PRO Electrical Services Pty Limited Crown BCA Certificate No.119526-CROWN-CC3, 27/06/2025 issued by Jensen Hughes	engineering reports, the Environmental Planning and Assessment Regulation, relevant Australian Standards, and the conditions of the Development Consent.	
Environmental Management Plan Requirements				
B12	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). *Notes:* • *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.*	Construction Environmental Management Plan (CEMP), Rev 5, 14/08/25 prepared by Richard Crookes Constructions (RCC) Construction Noise and Vibration Management Sub-plan, Rev 4, 5/12/24 prepared by Pulse White Noise Acoustics Construction Waste Management Sub-plan, Version 5, 29/11/24 prepared by EcCell Environmental Management Construction Soil and Water Management Sub-plan, Rev 5, 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Construction Traffic and Pedestrian Management Plan Rev P7, 05/02/25 prepared by TTW Aboriginal Cultural Heritage Management Sub-plan, Version 2.0, 5/12/24 prepared by Kayandel Archaeological Services	CEMP was prepared by RCC Rev 5 dated 14/08/25 for the project. Additionally, CEMP and subplans have been prepared giving regard to the Guideline where specifics are required by the consent. Sighted copies of the: – Construction Noise and Vibration Management Sub-plan – Construction Waste Management Sub-plan – Construction Soil and Water Management Sub-plan – Construction Traffic and Pedestrian Management Plan – Aboriginal Cultural Heritage Management Sub-plan	C
Construction Environmental Management Plan				
B13	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) the biodiversity mitigation and management measures detailed in Section 8 of the Biodiversity Assessment, dated 12 February 2024, prepared by Eco Logical Australia and the Green and Golden Bell Frog Preclearance Assessment, dated 23 January 2024, prepared by Eco Logical Australia; (d) Construction Noise and Vibration Management Sub-Plan (see condition B14); (e) Construction Waste Management Sub-Plan (see condition B15); (f) Construction Soil and Water Management Sub-Plan (see condition B16); (g) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17).	Construction Environmental Management Plan (CEMP), Rev 5, 14/08/25 prepared by Richard Crookes Constructions (RCC) Letter 19/12/24 SINSW-DPHI re: submission of CEMP to DPHI Letter 10/01/25 DPHI-SINSW re: approval of CEMP and subplans Aconex Correspondence 7/01/25 RCC-Certifier re: submission of CEMP Construction Soil and Water Management Sub-plan Rev 4, 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Letter from SINSW to DPHI re. submission of revised CSWMP on 05/09/2025 Post Approval Form (SSD-62028458-PA-13), 08/09/2025	Construction Environmental Management Plan (CEMP), Revision 4 dated 18/12/24 was prepared by RCC and addressed the requirements under this condition. The plan was submitted to DPHI on 19/12/24 and to Certifier on 7/01/25 prior to the commencement of any construction. CEMP include: a) Details of: i. Section 2.4; ii. Section 2.4; iii. Section 6.7; iv. Appendix 6.8; v. Appendix 6.9; b) Appendix 6.5; c) Appendix 6.12; d) Appendix 6.8; e) Appendix 6.10; f) Appendix 6.7; g) Appendix 6.12 The CEMP Rev5 was revised on 14/08/2025 to update the CSWMP, including the Sediment Control appendix, based on site progress. The updated CSWMP Rev 4 dated 13/08/25 was submitted to DPHI on 05/09/2025. No comments received from DPHI.	C
Construction Impacts				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B14	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise and vibration expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise and vibration generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise and vibration generating works; (e) describe the community consultation undertaken to develop the strategies in condition (d); (f) include a complaints management system that would be implemented for the duration of the construction; (g) 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 B12; and (h) Address the requirements of Section 9 of the Noise and Vibration Impact Assessment prepared by Acoustic Studio and dated 4 December 2023.	Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev 4, 5/12/24 prepared by Pulse White Noise Acoustics Construction Noise and Vibration Survey – 23/01/2025 Issue No. 2 7/02/25 prepared by PWNA Construction Noise and Vibration Survey – 28/01/2025 Issue No. 1, 3/03/25 prepared by PWNA	CNVMSP, Revision 4 dated 5/12/24 was prepared by Pulse White Noise Acoustics and addressed the requirement under this condition. The plan include: a) Appendix C b) section 4.2.1. c) Section 6.2 d) Section 6.6 e) Section 6.6 f) Section 6.6 g) Section 6.2.3 and 6.4.2 h) Section 6.3 The requirement of noise and vibration to be undertaken every start of the work phase as indicated in Section 6.2.3 (*Attended noise measurements will be undertaken at the start each new main phase of works (i.e. civil works, structure, façade, fit-out works and landscaping) as a process for providing feedback with regards to the management of construction noise levels*). Two construction noise surveys have been carried out. No changes to the CNVMSP during the audit period.	C
B15	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 proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Purple Cow – service provider of waste management Waste Management Report April 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report May 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report June 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report July 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report August 2025 prepared by Yaga/ Purple Cow Corporation	Construction Waste Management Sub-plan (CWMSP), Version 5 dated 29/11/24 was prepared by EcCell Environmental Management and addressed the requirement under this condition. The plan include: a) Section 4 Waste Management Strategies b) Section 6,7,8 c) REF JK Environments Detailed Site Investigation (DSI) Based on preliminary classification the site soil is General Solid Waste (non-putrescible) and In-situ Natural Soil and Bedrock No changes to the CWMSP during the audit period.	C
B16	The Construction Soil and Water Management Sub-Plan (CSWMSP) and 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 Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water. (e) 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); (f) detail all off-site flows from the site; and	Construction Soil and Water Management Sub-plan (CSWMSP), Rev 4, 2/12/24 prepared by Northrop Consulting Engineers Pty Ltd Construction Soil and Water Management Sub-plan, Rev 4 , 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Letter from SINSW to DPHI re. submission of revised CSWMP on 05/09/2025 Post Approval Form (SSD-62028458-PA-13), 08/09/2025	CSWMSP, Revision 4 dated 2/12/24 was prepared by Northrop Consulting Engineers Pty Ltd and addressed the requirement under this condition. The plan include: a) Appendix C – consultation of CSWMSP with Liverpool Council was sighted. b) Section 2 c) Section 3.1 d) Section 3.1 e) Section 2.3 f) Section 3.1 g) Section 3.1	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) 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 and 1 in 100- year ARI		The CSWMP was revised on 13/08/2025, including an updated Sediment Control Plan appendix, based on site progress. The updated CSWMP Rev 4 dated 13/08/25 was submitted to DPHI on 05/09/2025. No comments received from DPHI.	
B17	The Aboriginal Cultural Heritage Management Sub-Plan must be prepared in accordance with the recommendations and consultation undertaken in the Aboriginal Heritage Report, prepared by Kayandel Archaeological Services and dated 5 March 2024.	Aboriginal Cultural Heritage Management Sub-plan (ACHMSP), Version 2.0, 5/12/24 prepared by Kayandel Archaeological Services	ACHMSP, Version 2.0 dated 5/12/24 was prepared by Kayandel Archaeological Services. The plan describes how Aboriginal heritage management and mitigation measures will be implemented prior to and during the Project's construction and documents how the conditions of the Development Consent and the requirements of AHIP 3849 (AHIP number C0001134) and the Kayandel (2024) Aboriginal Heritage Report (AHR) have and will be met. No changes to the ACHMSP during the audit period.	C
Construction Traffic and Pedestrian Management Plan				
B18	Prior to the commencement of any construction, a Construction Traffic and Pedestrian Management Plan must be prepared in consultation with Council and TfNSW, to achieve the objective of ensuring safety and efficiency of the road network, and a copy provided to the Planning Secretary. The Construction Traffic and Pedestrian Management Plan must include, but not be limited to, the following: (a) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) number of heavy vehicles, heavy vehicle routes, access and parking arrangements; (iv) 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, in accordance with the latest version of AS 2890.2; (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s); (vi) arrangements to ensure that heavy vehicle movements will not be scheduled to and from the site: • within 30 minutes before the commencement of the school day; • within 10 minutes after the commencement of the school day; • unless otherwise agreed under Condition C10 (b) A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes. *Note:*	Construction Traffic and Pedestrian Management Plan (CTPMSP), Rev P7, dated 05/02/25 prepared by TTW The Traffic Management Plan V2.0, dated 08/09/2025, prepared by TTW	Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, dated 05/02/25 was prepared by TTW and addressed the requirement under this condition. The plan was prepared in consultation with the Liverpool City Council and Transport for NSW as detailed in Section 1.4. The plan include: a. Detail: i. Section 3 and Section 4 ii. Section 4.7 iii. Section 3.4, 3.5, 3.7 iv. Appendix A v. Section 3.4, 3.7 vi. Section 3.2 b. Section 5 The recent version of the CTPMSP was submitted to DPHI on 11/02/25 and DPHI accepted on 18/02/25 as per sighted correspondence. The Traffic Management Plan V2.0, dated 08/09/2025 was prepared by TTW for the proposed works at Buchan Avenue, Edmondson Park NSW 2174 and approved by LCC on 18/09/2025. The TMP outlines the construction scope, anticipated traffic impacts, and mitigation strategies to ensure compliance with TCAWS v6.1, AS 1742.3, the Austroads Guide to Temporary Traffic Management, and Council requirements. The CTMP and supporting Traffic Guidance Schemes (TGSs) have been developed in accordance with: • AS 1742.3:2009 – Manual of Uniform Traffic Control Devices • TfNSW Traffic Control at Work Sites Technical Manual (V6.1, 2023) • Austroads Guide to Temporary Traffic Management (AGTTM) – Parts 1, 3, 4, and 7 • Safe Work NSW Guidelines Observation: The Construction Traffic and Pedestrian Management Plan (CTPMP) has not been updated to reflect the new crossings, and median strip works along Buchan Avenue.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	• *Provide a copy of the Construction Traffic and Pedestrian Management Plan to TfNSW via development.CTMP.CJP@transport.nsw.gov.au for endorsement.* • *All vehicles are to enter and leave the site in a forward direction.* • *All vehicles are to be wholly contained on site before being required to stop.*		Recommendation: Update the Construction Traffic and Pedestrian Management Plan (CTPMP) to include the new crossings and median strip works along Buchan Avenue.	
Construction Flood Emergency Management Plan				
B19	Prior to the commencement of each construction stage, a Construction Flood Emergency Management Plan, must be prepared by a suitably qualified and experienced person(s) in consultation with NSW State Emergency Services, submitted to the Certifier and a copy to the Planning Secretary for information, including but not limited to: (a) detail on triggers, including rainfall, weather warnings and media updates that require closure of the site; (b) detail on how site closure would be communicated to construction workers, before commencement of the work day; (c) details of drills, frequency and record management of the drills; (d) a map showing the flood-free pedestrian route from each construction site to a suitable location free of inundation; (e) details of any gauges or warning infrastructure that are to be provided to assist with flood management, including frequency of maintenance, and how these will be monitored; (f) identification of suitable locations for evacuation that are free of inundation; and (g) flood warning signs around the site to identify areas with Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment and which are within the overland flow path.	Construction Flood Emergency Management Plan (CFEMP) Rev C, 16/01/25 prepared by Northrop Email 11/12/24 Northrop-SES NSW re: Consultation with SES NSW for CFEMP Email 8/01/25 SES-Northrop re: response to consultation Aconex Correspondence 16/12/24 RCC-Certifier re: submission of CFEMP Email 5/02/25 DPHI-SINSW re: DPHI acceptance of CFEMP	CFEMP Rev C dated 16/01/25 was prepared by Northrop and addressed the requirements under this condition. The plan include: a. Available triggers, including rainfall, weather warnings and media updates are outlined in the Flood and Evacuation Warnings section of the report. Trigger depths that require closure of the site are outlined in the Flood Response Actions section of the report. b. Detail on site communication methods are outlined in the Flood Evacuation Warnings section of the report. c. Details on drills, frequency and recording is outlined in the Flood Response Preparation section of the report. d. Figure 10 details with respect to the nominated site Flood Emergency Assembly Point as well as an Emergency Access / Egress path if required during a coincident / cascading emergency (medical / fire etc). e. Flood and Evacuation Warnings section of the report f. Assembly Point and Refuge sections of this report for suitable locations onsite for evacuation / refuge. g. Example signage provided in the Flood Response Summary section of this report. The CFEMP was prepared in consultation with NSW State Emergency Services (SES) as per sighted correspondence. CFEMP was approved/accepted by DPHI on 05/02/25. No changes to the CFEMP during the audit period.	C
B20	The Construction Flood Emergency Management Plan in condition B19, must be implemented for the duration of that construction stage.	Construction Flood Emergency Management Plan (CFEMP) Rev C 16/01/25 prepared by Northrop Flood signage photos provided by RCC	An emergency plan was in place. Emergency flood kit in place. There was an emergency drill carried out on 8/4/25 but did not include flooding. Observation: RCC provided photos of flood signage displayed within the site sheds and common areas. While flood warning and response signage were in place, they had not been laminated and did not clearly identify that the site is flood prone. Recommendation: Laminated flood warning and response signage should be installed in all relevant areas, clearly indicating that the site is flood-prone to ensure visibility, durability, and effective communication of flood risks.	C
B21	A copy of the most up to date Construction Flood Emergency Management Plan in condition B19, must be made publicly available on the Applicant's website in accordance with condition A29.	Construction Flood Emergency Management Plan (CFEMP) Rev B 13/01/25 prepared by Northrop Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-high-school-in-Edmondson-Park.html#category-reports	**Non-Compliance:** The latest revision of the Construction Flood Emergency Management Plan (CFEMP) Rev C have not been uploaded to the project website. **Recommendation:** Upload the latest version of the CFEMP (Rev C) to the project website.	NC
Flood Management				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B22	Prior to the commencement of construction of the relevant stage, the Applicant must provide evidence from a suitably qualified chartered professional engineer to the Certifier and Planning Secretary confirming that: (a) habitable floor levels of new buildings are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard and that the development achieves the required flood planning levels and design ground floor levels outlined in the Flood Impact and Risk Assessment, dated 20 May 2024 and prepared by TTW; (b) any part of new buildings below the probable maximum flood (PMF) level are constructed from flood compatible building components; (c) any new buildings have been designed to ensure shelter in place of vulnerable persons is safe and in locations above the PMF level as outlined in the Flood Impact and Risk Assessment, dated 20 May 2024 and prepared by TTW; (d) any new building has been designed, so that the part of the building that will be used for egress after a flood event will be safe to be used for this purpose after the flood waters recede from the 1% AEP through to PMF flood events described in the Flood Impact and Risk Assessment, dated 20 May 2024 and prepared by TTW; and (e) all new buildings and structures will be constructed from flood compatible building components that can withstand the flow velocities, flow depths and associated debris loads of a Probable Maximum Flood event.	Civil Design Compliance Statement – CC1 for New High School at Edmondson Park 12/12/24 issued by Northrop Structural Certificate for Construction Certificate 1 (CC1) – Earthworks, Inground Services, Substructure (inc. SOG) 13/12/24 issued by Northrop Crown BCA Certificate NO. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Limited Letter 16/01/25 SINSW-DPHI re: Submission of compliance under Conditions B19 and B20	The Civil Design Compliance Statement – CC1 for the New High School at Edmondson Park, dated 12/12/24, was issued by Northrop and confirms that the habitable floor levels of the new buildings achieve the 1% AEP plus a 500mm freeboard from mainstream flooding from the creek. The development complies with the required flood planning levels and design floor levels as outlined in the Flood Impact and Risk Assessment Report, dated 20 May 2024, prepared by TTW. The Structural Certificate for Construction Certificate 1 (CC1) – covering Earthworks, Inground Services, and Substructure (including SOG) – was issued by Northrop on 13/12/24. The certificate confirms that all structural components have been designed in accordance with the requirements outlined in the Flood Impact and Risk Assessment Report, prepared by TTW, dated 20 May 2024. The Structural Certificate is listed in CC1, as issued by the Certifier. Submission of compliance under B19 and B20 was submitted to the DPHI on 16/01/25 by SINSW. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
Construction Parking				
B23	Prior to the commencement of the relevant stage, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities on and off-site or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be made publicly available on the Applicant's website in accordance with Condition A29.	Section 6 of the Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW Aconex Correspondence 7/01/25 RCC-Certifier re: submission of CTPMSP to the Certifier Site Specific Induction Presentation Slide 17 - CWTS	Section 6 of the Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7 dated 05/02/25 prepared by TTW include the Construction Worker Transportation Strategy that addressed the requirement under this condition. The plan was submitted to the Certifier on 7/01/25. Site Specific Induction Presentation Slide 17 – includes the CWTS and encourages workers to use public transport. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
Operational Noise – Design of Mechanical Plant and Equipment				
B24	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment, prepared by Acoustic Studio and dated 4 December 2023 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 condition B24(a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment, prepared by Acoustic Studio dated 4 December 2023.	Interview with auditees 30/09/2025 Memorandum Construction Certificate Acoustic Design Certificate Condition B24, 6/05/2025, prepared by PWNA Acoustic Detailed Design Report Revision 2, prepared by PWNA, 17/04/2025)	This requirement is not triggered during the audit period. This will be addressed in CC3. Memorandum for Construction Certificate Acoustic Design Certificate dated 6/05/2025 prepared by PWNA sighted. Acoustic Detailed Design Report (PWNA, 7/04/2025) includes mitigation measures to ensure compliance with Project Noise Trigger Levels outlined in the NVIA (Acoustic Studio, 4/12/2023) and Condition B24. The Acoustic Design Certificate – R1, dated 29/05/2025 prepared by PWNA was reviewed by the certifier and included under Item 17 of Crown BCA Certificate No. 119526-CROWN-CC3. Acoustic Detailed Design Report from PWNA (making the correct reference to B24 (as opposed to B26).	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction and Demolition Waste Management				
B25	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW Email 21/11/24 RCC-TfNSW re: in compliance to Condition B25 prior to commencement of the removal of any waste material from the site – submission of CTPMSP Email 9/12/24 TfNSW-RCC re: CTPMSP under review Email 9/01/25 RCC-Liverpool Council & Transport NSW re: Submission of updated CTPMSP to Council & Transport NSW	Appendix B of the CTPMSP include a traffic guidance scheme. CTPMSP was prepared in consultation to Transport NSW and a copy of the plan was provided on 09/01/25. Notification to TfNSW Traffic Management Centre regarding the truck route was undertaken, as evidenced by the sighted correspondence.	C
Operational Waste Storage				
B26	Prior to the commencement of construction of waste storage 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 designed to ensure the door/gate to the waste storage area is vermin proof; (b) includes a water supply; (c) is naturally ventilated or an air handling exhaust system must be in place; (d) vehicles servicing the waste storage area can enter and exit the site in a forward direction; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Interview with auditees 30/09/2025 Operational Waste Storage from NBRS dated 2/4/25 Aconex No. RCC-GCOR-000862, dated 8/7/25 from Certifier to RCC confirming acceptance of the Waste Storage Certificate	This requirement is not triggered during the audit period. This will be managed by a private contractor.	C
Road Infrastructure				
B27	Prior to the commencement of construction of the proposed right turn restriction, the Applicant must obtain approval from the relevant roads authority to implement the right turn restrictions onto Buchan Avenue from Faulkner Way, Holliday Avenue and Hemmie Road as proposed in Transport and Accessibility Impact Assessment, dated 15 August 2024, prepared by TTW.	Interview with auditees 30/09/2025 Public Domain (series of correspondence) Email 26/3/25 RCC-Council -public domain round about Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited S138 Approval, dated 06/06,2025, LCC	The auditees noted that on-going communication with Council Traffic team relating to public domain round about. This requirement will be triggered in CC4. Section 138 approved by Liverpool City Council on 06/06/2025 for Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc)	C
B28	Prior to the commencement of construction of the proposed roundabout, the Applicant must obtain approval from the relevant roads authority to construct a roundabout at the intersection of Buchan Avenue and East Avenue as proposed in Transport and Accessibility Impact Assessment, dated 15 August 2024, prepared by TTW.	Interview with auditees 30/09/2025 Public Domain (series of correspondence) Email 26/3/25 RCC-Council -public domain round about Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited S138 Approval, dated 06/06,2025, LCC	The auditees noted that on-going communication with Council Traffic team relating to public domain round about. This requirement will be triggered in CC4. Section 138 approved by Liverpool City Council on 06/06/2025 for Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc)	C
B29	Prior to the commencement of construction of the extended bus zones along the northern and southern sides of Buchan Avenue, as proposed in Transport and Accessibility Impact Assessment, dated 15 August 2024, prepared by TTW, the Applicant must obtain approval of the detailed civil design plans and technical specifications for the proposed works from the relevant roads authority.	Interview with auditees 30/09/2025 Public Domain (series of correspondence) Email 26/3/25 RCC-Council -public domain round about	The auditees noted that on-going communication with Council Traffic team relating to public domain round about. This requirement will be triggered in CC4. Section 138 approved by Liverpool City Council on 06/06/2025 for Road construction works on Buchan Avenue and Horrie Road (bus	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited S138 Approval, dated 06/06,2025, LCC	bay widening, construction of an intersection treatment, street trees, footpath works, etc)	
Pedestrian Infrastructure Works				
B30	Prior to the commencement of construction of new / upgraded pedestrian footpath and pedestrian crossing facilities proposed in the Transport and Accessibility Impact Assessment, dated 15 August 2024, prepared by TTW, the Applicant must obtain approval of the detailed civil design plans and technical specifications for the proposed works from the relevant roads authority. Unless otherwise agreed by the relevant roads authority, the pedestrian infrastructure works must include: (a) a new Shared Path, connecting to on-road cycle lanes, along both sides of Buchan] Avenue of 2.3m - 4m wide (extending to the kerb) between the intersections of Buchan Avenue/Bezentin Ridge Road and Buchan Avenue/East Road. This includes: (i) a 4m Shared Path outside the bus zones (extending to the kerb), on both sides of the road. (ii) a 2.8m wide Shared Path (extending to the kerb in between landscaping pits) on the south side of Buchan Avenue outside the kiss & ride zone; (iii) a 2.3m Shared Path (extending to the kerb in between landscaping pits) on the north side of Buchan Avenue outside the kiss & ride zone; (b) widening of the footpath along the western side of East Road to 2.1m, extending the kerb between the landscaping pits; (c) widening of the footpath along the eastern side of East Road, by extending the existing 1.5m wide footpath to the kerb between landscaping pits; (d) new raised pedestrian crossings at: (i) the western leg of the Buchan Avenue/East Road intersection; (ii) the southern leg of the Buchan Avenue/East Road intersection. (iii) Buchan Avenue between the proposed bus zone and kiss and ride zones; and (e) new defined kiss and ride on East Road *Notes:* *• New raised pedestrian crossings are subject to referral to the Liverpool Local Traffic Committee and approval by Council.* *• The applicant must undertake a street lighting design for the proposed new pedestrian crossings to ensure it complies with the requirements of the Australian Standards. The applicant must obtain approvals directly from the relevant utility authorities and construct the lighting at no cost to Council.* *• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.* *• All costs associated with the approved works under condition B30 must be borne by the Applicant.* *• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.* *• All existing and proposed footpath, TGSIs, kerb, gutter embellishment, dish drains, to Council specifications* *• All pram ramps located within and around the perimeter of this site must provide connection to a corresponding pram ramp* *• In accordance with Section 4.42 of the EP&A Act, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out stat*	Interview with auditees 30/09/2025 Public Domain (series of correspondence) Email 26/3/25 RCC-Council -public domain round about Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughe Pty Limited S138 Approval, dated 06/06,2025, LCC	The auditees noted that on-going communication with Council Traffic team relating to public domain round about. This requirement will be triggered in CC4. Section 138 approved by Liverpool City Council on 06/06/2025 for Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc)	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Access, Car Parking and Service Vehicle Arrangements				
B31	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 72 on-site car parking spaces for use from the commencement of operation of Stage 1 the development and designed in accordance with AS 2890.1:2004; and (b) the swept path of the largest service vehicle entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AS 2890.2.	Appendix A of the Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW Aconex Correspondence 7/01/25 RCC-Certifier re: submission of CTPMSP to the Certifier Certifier correspondence re. acceptance of B31, 24/2/25	CTPMSP Rev P7, dated 05/02/25, was prepared by TTW and includes in Appendix A the swept paths, which detail the required on-site car parking spaces, the swept path of the largest service vehicle entering and exiting the site, and its manoeuvrability throughout the site. The plan was submitted to Certified on 7/01/25 and was accepted on 24/02/25 Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C
Public Domain - Tree Planting				
B32	Prior to commencement of relevant construction work, details of street tree spacing and species selection are to be provided to Council for approval, including the following: (a) the street tree spacing along Buchan Avenue to be at least 10m, coordinated with Landcom's delivery of Buchan Avenue, to ensure a consistent street tree spacing and species with the other side of the street except, where bus zones or other road infrastructure is proposed that does not enable a tree to be planted in that location; (b) reduce the spacing of the proposed street trees on East Road to follow the same spacing as the existing trees being removed, for consistency along this street except where bus zones or other road infrastructure is proposed that does not enable a tree to be planted in that location; (c) including but not limited to, street tree pit details and sections, soil volumes, drainage and passive irrigation (including construction detail drawings), demonstrating consistency with Liverpool Council's Draft Tree Management Strategy and Tree Management Technical Guidelines; and (d) street tree placement, spacing, species and pot sizes. *Notes* *• In accordance with Section 4.42 of the EP&A Act, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is consistent with the consent.*	Interview with auditees 30/09/2025 Memo responses re Edmondson Park - Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc), 17/04/2025 issued by LCC Consultation for Section 138 (Public Domain) approval (series of correspondence) - Email 16/06/25 Council re landscaping plan, line marking, street lighting endorsement. S138 Approval, dated 06/06,2025, LCC Email approval dated 16/06/2025, issued by LCC re the Landscaping Plan Stamped Edmonson Park High School, Public Domain - Civil Engineering package Technical Letter for design modification (shallowing of the dish drain), 2/06/2025, prepared by Northrop Consulting Engineers Pty Ltd Response to Landscape Conditions B32, 16.09.2024 prepared by NBRS. Landscape Package Rev A, 02/06/2025 prepared by NBRS Memo responses re Edmondson Park - Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc), 23/005/2025 issued by LCC Edmondson Park High School Public Domain, Road Safety Audit Detailed Design Stage, Rev01, 4/04/2025 prepared by AMWC RSA Design Certification LOT 2, DP 1287903, Public Lighting Application, 01/05/2025 and Letter of Intent Schedule 1, Level 3 Accredited Service Provider Design Release, Ref: PLT2019, 5/05/2025, issued by Endeavour Energy Summary Environment Report (SER), Section Declaration, New street lighting for proposed pedestrian crossings, Project No. PLT2019, Drawing No. 535516, dated 03/04/2025, Endeavour Energy.	The following evidence was presented: Section 138 approved by Liverpool City Council on 06/06/2025 for Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc) Memo dated 17/04/2025 from LCC regarding Edmondson Park Road construction works on Buchan Avenue and Horrie Road (including bus bay widening, intersection treatment, street trees, footpath works, etc.) was responded to on 30/04/2025. LCC confirmed on 08/05/2025 that all actions have been completed. Technical Letter dated 2/06/2025, prepared by Northrop Consulting Engineers Pty Ltd, confirms that the shallowing of the dish drain has an acceptable impact on adjacent travel lanes. The supporting DRAINS model has been provided for Council's information. Landscape Package Rev A, dated 02/06/2025 prepared by NBRS Email correspondence dated 16/06/2025, issued by LCC, states that the Landscaping Plan submitted as part of the S138 package dated 2/06/2025 has been reviewed and approved by Council's City Design Team. Memo responses re Edmondson Park - Road construction works on Buchan Avenue and Horrie Road (bus bay widening, construction of an intersection treatment, street trees, footpath works, etc), dated 23/05/2025 were issued by LCC, which approved the landscape plans prior to the issue of the S138 Approval. Road Safety Audit report for Detailed Design Stage, Rev01, dated 04/04/2025, prepared by AMWC RSA, identified 28 safety hazard findings. The Project Manager has responded. The report has not been finalised. Design Certification LOT 2, DP 1287903, Public Lighting Application, 01/05/2025 and Letter of Intent Schedule 1, Level 3 Accredited Service Provider Design Release, Ref: PLT2019, 5/05/2025, issued by Endeavour Energy Summary Environment Report (SER), Section Declaration, New street lighting for proposed pedestrian crossings, Project No.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Traffic Guidance Scheme. Rev P01 dated 02/04/2025, prepared by TTW. Traffic Engineering Package RevP01, 28/03/2025 prepared by TTW.	PLT2019, Drawing No. 535516, dated 03/04/2025, Endeavour Energy. Traffic Guidance Scheme. Rev P01 dated 02/04/2025, prepared by TTW for Edmondson Park High School Public Domain, Median Islands, Central Median Strip, Roundabout, Zebra Crossing and Busway Extension. Traffic Engineering Package RevP01, 28/03/2025 prepared by TTW for Edmondson Park High School Public Domain. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
Project Arborist				
B33	Prior to the commencement of construction of each relevant stage, a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum Australian Qualification Framework Level 5 qualification and minimum 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.	Letter 11/12/24 Eco Logical-RCC re: Edmondson Park New High School- Preconstruction Tree Protection Measures Inspection Aconex correspondence 13/12/24 RCC-Certifier re: submission of arborist engagement to the Certifier	Eco Logical Australia was commissioned by Richard Crookes Construction Pty Ltd to undertake a pre-construction tree protection certification inspection. The inspection confirmed that tree protection measures were correctly installed during construction in accordance with *AS 4970-2009, Protection of Trees on Development Sites.* Submission of arborist engagement to the Certifier on 13/12/24.	C
B34	Prior to the commencement of construction, the Applicant is to provide structural details that the concrete slab or footings will be protected by a vapour barrier membrane. A copy of this detail is to be provided to the Certifier.	Structural Plan Rev A 13/12/24 by Northrop Aconex Correspondence 13/12/24 RCC-Certifier	Sighted Structural Plan from Northrop, Rev. A, 13/12/2024, that was submitted to the Certifier on the 13/12/2024.	C
B35	Prior to the commencement of construction, the Applicant is to undertake a Dial Before You Dig search to establish the existence and location of any rail services. Persons performing the Dial Before You Dig search must use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with Sydney Trains as to whether these services are to be relocated or incorporated within the development site.	Dial before you dig, Job. No. 37809131, 14/102/204 Aconex correspondence 15/11/24 RCC-Certifier re: submission to Certifier	Dial before you dig was undertaken on 12/10/24 and sent to Certifier, 15/11/24. The auditees noted that no assets relating to the train's services affected by the project. There are no rail services	C
B36	Prior to the commencement of construction, the Applicant is to provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor and provided to Sydney Trains.	Rail Boundary Survey plan Shane Lawrence from LCG (plan no. tf-001-k) 22/11/24 Email 28/11/24 RCC-Sydney Trains re: submission of the survey plans Aconex correspondence RCC-Certifier 2/12/24 submission to Certifier	Rail Boundary Survey plan was prepared by LCG 22/11/24 and was submitted to Sydney Trains on 28/11/24.	C
Vegetation Management Plan				
B37	Prior to the start of building works, a Vegetation Management Plan (VMP) that can be legally and practically enforced for the life of the development must be produced for the management of the entire site outside of the proposed IPA specified in Condition C50. The VMP must be certified by an accredited bushfire consultant to ensure that landscaping is designed and managed to meet the performance criteria for landscaping of Table 6.8a of Planning for Bush Fire Protection 2019.	Vegetation Management Plan V2, 09/01/25 prepared by Eco Logical Australia Bushfire Landscape Vegetation Management Plan (Stage 1) V3, 19/08/2025 prepared by Eco Logical Australia Crown BCA Certificate No. 119526-CROWN-CC4, 06/08/2025 issued by Jensen Hughes	Section 1.3 of the plan indicates that the plan was prepared by an accredited bushfire consultant The Bushfire Landscape Vegetation Management Plan dated 19/08/2025 V.3, has been prepared and approved by accredited bushfire consultant Eco Logical Australia. (refer to Section 4).	C
PART C – DURING CONSTRUCTION				
Site Notice				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C1	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 and interview with auditees 30/09/2025	Site notice was prepared and placed in accordance with this requirement. The site notice observed during the inspection included details such as construction hours; the name of the builder (Richard Crookes Constructions); the certifier (Jensen Hughes); the Project Manager (Anton Ayoub); the Site Manager (Kevin Morgan); the site address; and the 24-hour contact information.	C
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Site inspection and interview with auditees 30/09/2025 Hammertech system • Manitou Plant Register No.48 service record: 12/5/25, accepted 13/8/25, logbook 4/9/25 • Excavator Vio55, accepted 11/9/25, 30/9/25, service (250hrs) 28/7/25 • Mobile Crane (two way cranes), accepted 12/9/25, 25/6/25 (500hrs), risk assessment 3/7/24, logbook 9/9 – 12/9 and 29/9-30/9 • Franna service date 17/4/25 – 500hrs.	Records provided indicate that all plant and equipment on site were serviced prior to use and were operating in good, efficient condition. • Manitou Plant Register No.48 service record: 12/5/25, accepted 13/8/25, logbook 4/9/25. • Excavator Vio55, accepted 11/9/25, 30/9/25, service (250hrs) 28/7/25 • Mobile Crane (two way cranes), accepted 12/9/25, 25/6/25 (500hrs), risk assessment 3/7/24, logbook 9/9 – 12/9 and 29/9-30/9 • Franna service date 17/4/25 – 500hrs. Observation: During the site audit inspection on 30/09/2025 it was noted that the logbook for Manitou Plant Register No.48 was not completed. Recommendation: Ensure that the logbook is completed for each plant on site.	C
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site inspection and interview with auditees 30/09/2025 Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW Induction Presentation, 4/2/25 (updated 16/5/25) Site Notice	Section 2.4 of the CEMP details the hours of works that will be implemented during construction activities. Section 3.2 of the CTPMSP provide details of the works hours on-site. Site specific induction included construction hours (slide 20), and reference to the conditions and SSD (slide 1). Daily pre-starts will also reinforce workers the hours.	C
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Site inspection and interview with auditees 30/09/2025 Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW	Section 2.4 of the CEMP details the hours of works that will be implemented during construction activities. Section 3.2 of the CTPMSP provide details of the works hours on-site. The auditees noted that there were no OOHW occurred during the audit period.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C5	Construction activities may be undertaken outside of the hours in condition C3 and C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) by the relevant roads authority or utilities service provider in order to minimise disruption to the roadway or essential services, where the related works have been provided to the Planning Secretary and affected residents at least seven days prior to the works; or (f) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.	Site inspection and interview with auditees 30/09/2025	The auditees noted that there were no OOHW occurred during the audit period.	NT
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection and interview with auditees 30/09/2025 Disruption notice was sighted 25/8/25 Rev.2, 4/7/25 Rev.0. Substation installation notification on the website, 12/7/25	The auditees noted that there were no OOHW occurred during the audit period. Endeavour connection was carried out on Saturday 6/9/25 to install substation kiosk, connecting cable underground (night time), no outage and power always maintained. Disruption notice was sighted 25/8/25 Rev.2, 4/7/25 Rev.0. Substation installation notification on the website, 12/7/25, for works carrying out on 21/7/25 for 2 weeks.	NT
C7	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.	Site inspection and interview with auditees 30/09/2025	No rock breaking or other activities or noise work undertaken during the audit period.	NT
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans), Construction Traffic and Pedestrian Management Plan and Construction Flood Emergency Management Plan.	Site inspection and interview with auditees 30/09/2025 Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW Construction Flood Emergency Management Plan (CFEMP) Rev C 16/01/25 prepared by Northrop Complaints register current to 29/09/2025 Site Specific Induction Presentation, 4/2/25 (updated 16/5/25) Daily Pre-start meeting, 30/9/2025, 29/9/25 did not include any specific items for environment Daily Pre-start meeting 17/9/25 Toolbox talk for 28/6/25, including traffic interactions and controls.	Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site, as follows: – The site induction covers some of the environmental requirements from the SSD, e.g., site access, site hours, site rules, delivery hours, sediment and stormwater protection, spill management, E&S controls, emergency, site boundary, etc. – Environmental inspection 25/9/25, 27/8/25 and 21/8/25. – Toolbox talks carry out every week, sighted for 28/6/25, including traffic interactions and controls. – No complaints received this audit period – Photos of onsite mitigation measures required under the CEMP are included in Appendix E SECP was updated to Revision 6, dated 28/01/25, by Northrop and reflects the changes to site works.	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Environmental inspections 25/9/25, 27/8/25, 21/8/25 (post rain event inspection) Sediment and Soil Erosion Control Plan (SECP) Rev 7 dated 21/08/25 by Northrop Revised Construction Soil and Water Management Sub-plan including an updated Sediment Control Plan appendix, based on site progress, 13/08/25 prepared by Northrop Consulting Engineers Pty Ltd Letter from SINSW to DPHI re. submission of revised CSWMP on 05/09/2025	**Non-Compliance:** Erosion and sediment (E&S) controls were not adequately maintained in accordance with the approved Erosion and Sediment Control Plan (ESCP). During the audit site inspection conducted on 30 September 2025 the following was noted: • Several coir logs along Buchan Road were damaged due to construction vehicle movements, with one found burnt and one drain unprotected. • On Horrie Road near the intersection with Buchan Road, drainage protection (geofabric and coir log) was missing. • The silt fence near the substation area was also missing, and E&S controls were not reinstated following completion of recent works near the substation. **Recommendation:** Repair or replace damaged sections of erosion and sediment control fencing, replace damaged or missing coir logs, install erosion and sediment control measures where drains are unprotected, remove accumulated sediment from drains, and reinstate all E&S controls in accordance with the approved ESCP to maintain effective environmental management. **Observation:** The CEMP and related sub-plans have not been fully implemented on site, and the following observations were noted during the site audit inspection conducted on 30 September 2025: • Housekeeping near the site boundary on Buchan Road, the laydown materials area, and other areas within the construction site require improvement. • Access to the scaffold near Building D South was obstructed by pallets and other construction materials; these items need to be removed. Verification of the scaffold tag validity and recent testing (completed last month) could not be confirmed due to system issues. • Only one spill kit was available near the site sheds, which may result in limited accessibility and potentially be insufficient for a hazardous or emergency spill response. • Although weekly environmental inspections are carried out and documented in Hammertech, there was no evidence of photos or close-out comments verifying that corrective actions have been implemented to address the issues identified after the site inspection conducted on 21/08/2025. This inspection noted that rain events may have resulted in sediment from the site reaching the street drains on Horrie Road. • Additional safety information, such as the current gaps between the scaffold and Level 1/2 on Building A could be included in the toolbox talks and daily pre-start briefings. **Recommendation:** • Maintain housekeeping across all areas of the site. • Ensure safe and unobstructed access to scaffolds and other work areas.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			• Place an additional spill kit at a second location on site to improve accessibility in case of a hazardous or emergency spill. • When observations are raised in Hammertech, RCC should request photos from the contractor to verify that corrective actions have been implemented, and areas have been rectified. • Construction crews must be briefed on site safety hazards during toolbox talks and prestart briefings.	
Construction Traffic				
C9	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. *Note: The installation of a "Works Zone" on public roads requires an approval through the Council's Traffic Committee process.*	Construction Traffic and Pedestrian Management Plan	During the site inspection, it was observed that all construction vehicles were contained inside the site premise. No works on-street undertaken. Trucks coming in Horrie Rd and kept inside the construction area. There is a permit in place for that road and also an ROL for Buchan Rd where the round about and other public domain works are taken place. Road Occupancy Permit (OC-217/2025) for New crossings and median strip in the centre of the road along Buchan ave, issued by Liverpool City Council on 26/09/2025 The Traffic Management Plan V2.0, dated 08/09/2025 was prepared by TTW for the proposed works at Buchan Avenue, Edmondson Park NSW 2174 and approved by LCC on 18/09/2025. The TMP outlines the construction scope, anticipated traffic impacts, and mitigation strategies to ensure compliance with TCAWS v6.1, AS 1742.3, the Austroads Guide to Temporary Traffic Management, and Council requirements. The CTMP and supporting Traffic Guidance Schemes (TGSs) have been developed in accordance with: • AS 1742.3:2009 – Manual of Uniform Traffic Control Devices • TfNSW Traffic Control at Work Sites Technical Manual (V6.1, 2023) • Austroads Guide to Temporary Traffic Management (AGTTM) – Parts 1, 3, 4, and 7 • Safe Work NSW Guidelines	C
Heavy Vehicle Access				
C10	The Applicant must provide the Certifier with evidence of Council approval for heavy vehicle access to the site during school drop-off and pick-up times at a minimum of 48 hours prior to each heavy vehicle access to the site during drop-off and pick-up times in accordance with requirements outlined under condition B18(b)(iv).	Interview with auditees and site inspection 30/09/2025 Construction Traffic and Pedestrian Management Plan (CTPMSP) Rev P7, 05/02/25 prepared by TTW	No deliveries or heavy vehicle movements have been made during the restricted hours. The CTMP (Section 3.2) states that heavy vehicle movements are not to be scheduled in accordance with Consent Condition B18(a)(vi): • within 30 minutes before the commencement of the school day; and • within 10 minutes after the commencement of the school day. Based on the school bell time (8:40 am), no heavy vehicle movements are permitted between 8:10 am and 8:50 am.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Observation: The site notice board displays incorrect information regarding the heavy vehicle restriction period - no heavy vehicle movements are permitted between 8:10am and 8:50am and the board currently states that heavy vehicle movements are restricted only between 8:00am and 8:30am. Additionally, it appears that this timing is not being accurately communicated during daily pre-start meetings. Recommendation: Update the site notice board to reflect the correct restriction period, no heavy vehicle movements permitted between 8:10 am and 8:50 am and ensure the timing is covered in the toolbox talk and prestart meetings.	
**Hoarding Requirements				
C11	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.	Interview with auditees and site inspection 30/09/2025	Site hoarding was in place and no graffities observed. Site fencing across the site adjacent to Buchan Avenue and Horrie Road.	C
No Obstruction of Public Way				
C12	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.	Interview with auditees and site inspection 30/09/2025 Complaint register current to March 2025	No vehicles or materials stored in public way; this was verified during the site inspection carried out on the 30/09/2025. No complaints were received relating to this condition.	C
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Interview with auditees and site inspection 30/09/2025 Construction Noise and Vibration Survey – 23/01/2025 Issue No. 2 7/02/25 prepared by PWNA Construction Noise and Vibration Survey – 28/01/2025 Issue No. 1, 3/03/25 prepared by PWNA Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev 4, 5/12/24 prepared by Pulse White Noise Acoustics Complaint register 29/9/25 Construction Noise and Vibration Survey – 28/02/2025 Issue No.1, 3/03/2025 prepared by PWNA Construction Noise and Vibration Survey – 24/07/2025 Issue No.0, 24/07/2025 prepared by PWNA	The Noise and Vibration Survey was conducted by PWNA on two occasions (23/01/25 and 28/01/25), covering four locations in the first instance and three locations in the second. Both surveys confirmed that the site is operating in accordance with the Construction Noise & Vibration Management Sub-Plan (CNVMSP). The construction is in its early stages, and the works observed on site were limited to site preparation, excavation, and site stabilisation. No noisy works were audible during the site inspection. No complaints relating to noise were received during the audit period. The Noise and Vibration Survey conducted by PWNA on 24 July 2025 at four locations confirmed that the site is operating in accordance with the Construction Noise & Vibration Management Sub-Plan (CNVMSP). Monitoring was conducted before the beginning earthworks, structure and fit out. Sighted for 28/2/25, and 24/7/25 which indicated the measured noise levels have exceeded the site-specific NML however, the measured noise levels are below the high noise mgt level of 75dBA. Acoustic mitigation measures are implemented including respite periods.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks but excluding site personnel vehicles) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3 and C4.	Interview with auditees and site inspection 30/09/2025	No construction vehicles arrived before 7am. No complaints relating to noise were received during the audit period.	C
C15	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.	Interview with auditees and site inspection 30/09/2025 Complaint register 29/9/25 Dozer weekly plant checklist, 1/9/25 (including**g reverse alarm) Service Inspection Checklist – GGA Excavator Kubota with warning alarms/horn Screen shot of plant and equipment Inspection – mobile plant equipped with audible beepers recorded	The auditees confirmed that mobile plant are fitted with audible beepers. No complaints relating to noise were received during the audit period.	C
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection and interview with auditees 30/09/2025 Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev 4, 5/12/24 prepared by Pulse White Noise Acoustics Construction Noise and Vibration Survey – 23/01/2025 Issue No. 2 7/02/25 prepared by PWNA Construction Noise and Vibration Survey – 28/01/2025 Issue No. 1, 3/03/25 prepared by PWNA Construction Noise and Vibration Survey – 24/07/2025 Issue No.0, 24/07/2025 prepared by PWNA	The Noise and Vibration Survey was conducted by PWNA on two occasions (23/01/25 and 28/01/25), covering four locations in the first instance and three locations in the second. Both surveys confirmed that the site is operating in accordance with the Construction Noise & Vibration Management Sub-Plan (CNVMSP). The Noise and Vibration Survey conducted by PWNA on 24 July 2025 at four locations confirmed that the site is operating in accordance with the Construction Noise & Vibration Management Sub-Plan (CNVMSP).	C
C17	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.	Site inspection and interview with auditees 30/09/2025	No residential buildings within the 30 metres.	NT
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, submitted as part of the CEMP required by condition B14 of this consent.	Site inspection and interview with auditees 30/09/2025 Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev 4, 5/12/24 prepared by Pulse White Noise Acoustics	No residential buildings within the 30 metres.	NT
Tree Protection				
C19	For the duration of the construction works: (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; (b) all street trees immediately adjacent to the property boundary 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 in accordance with the relevant Council specifications; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Ecological Australia and dated 20 February 2024; and (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	Site inspection and interview with auditees 30/09/2025 Ecological 11/12/2024 – Preconstruction tree protection measures inspection	Trees (juvenile) along Buchan Avenue are maintained by Council. New trees will be planted.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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			
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection and interview with auditees 30/09/2025 Eight Weekly Dust Monitoring Reports – (21st February to 17th April 2025) prepared by NVA Site Inspection observation environmental (OBS-250144) record dated 3/02/2025. Site Inspection observation environmental (OBS-289085) record dated 27/02/2025. Site Inspection observation environmental (OBS-290558) record dated 28/02/2025. Prestart meeting record, 16/04/2025, Attcall CML CONTRACTORS	Three SiteHive monitors were installed at South (D1), Mid (D2), and North (D3) at the commencement of construction. Eight weeks of dust monitoring records were sighted in IA1. Air Monitors have been removed by the subcontractor (they used to be in place in 3 different locations). There is a water truck full time and street sweeper used once/twice a week or as required. Trucks have their loads covered (not trucks were sighted during the siter inspection). Cattle grid in place at the site entrance. No dust emission was observed during the site inspection. Site inspection reports dated 3/02/2025 and 27/02/2025 noted that a water cart was available for dust suppression as required. The site inspection report dated 28/02/2025 recorded that dust suppression methods were being implemented in excavation areas. The prestart meeting record dated 16/04/2025 indicated that Attcall CML Contractors briefed personnel on dust management requirements. Observation: During the site inspection no air/dust monitors were observed. It appears that they were taken out by the subcontractor. Recommendation: Reinstate the air monitors on site.	C
C21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection and interview with auditees 30/09/2025 Eight Weekly Dust Monitoring Reports – (21st February to 17th April 2025) prepared by NVAQ	Water truck full time and street sweeper used once a week or as required. Trucks have their loads covered. Cattle grid in place. No dust emission, and mud track was observed during the site inspection. Stockpiles are progressively used for backfill.	C
Imported Fill				
6	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request	Site inspection and interview with auditees 30/09/2025 Material Tracking Register Edmondson Park High School (last entry 14/08/2025) Material Test Report No. 171, dated 31/01/2025, prepared by Resource Laboratory Test Report No. 14, dated 01/05/2025 and prepared by Resource Laboratory Certificate of Analysis, 30/04/2025, issued by ALS (NATA Accredited Laboratory No.825)	Evidence of imported material to site during the audit period was presented as follows: The Material Tracking Register for Edmondson Park High School records the pick-up and drop-off addresses, soil type (DGS20), truck registration, docket number, weight, and report number. Material Test Report No. 171, dated 31/01/2025 and prepared by Resource Laboratory (NATA Accredited Laboratory No. 17062), records testing conducted from 04/12/2024 to 31/01/2025 and classifies the material as DGS20. Test Report No. 14, dated 01/05/2025 and prepared by Resource Laboratory (NATA Accredited Laboratory No. 17062), records	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Report on Material Quality, Report No. 6-1514-MQ, 19/03/2025, issued by ASCT (NATA Accreditation number: 20078) Report on Material Quality, Report No. 6-1514-MQ, 28/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on Material Quality, Report No. 6-1528-a to d, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on TS 02795.10:0.0(T116) - Unconfined Compressive Strength, Report No. 1529a, 1529c-UCS 17239, 1/05/2025, issued by ASCT (NATA Accreditation number: 20078) Report on Foreign materials content of recycled crushed concrete, Report No. 6-1530-Table 3051.5, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on TfNSW CBR and MDD, Report No. 6-1531-CBR, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on TfNSW 3051 Suite - Granular Pavement Base and Subbase Materials, Report No. 6-1528-3051 Suite, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078)	testing conducted from 22/04/2025 to 30/04/2025 and classifies the material as Crushed concrete/brick. Certificate of Analysis, issued 30/04/2025 by ALS (NATA Accredited Laboratory No. 825), records testing of four samples with no asbestos detected. Report on Material Quality, Report No. 6-1514-MQ, 19/03/2025, issued by ASCT (NATA Accreditation number: 20078) Report on Material Quality, Report No. 6-1514-MQ, 28/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on Material Quality, Report No. 6-1528-a to d, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on TS 02795.10:0.0(T116) - Unconfined Compressive Strength, Report No. 1529a, 1529c-UCS 17239, 1/05/2025, issued by ASCT (NATA Accreditation number: 20078) Report on Foreign materials content of recycled crushed concrete, Report No. 6-1530-Table 3051.5, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on TfNSW CBR and MDD, Report No. 6-1531-CBR, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) Report on TfNSW 3051 Suite - Granular Pavement Base and Subbase Materials, Report No. 6-1528-3051 Suite, 30/04/2025, issued by ASCT (NATA Accreditation number: 20078) No VENM or ENM brought to site during the audit period.	
Disposal of Seepage and Stormwater				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site inspection and interview with auditees 30/09/2025 Construction Soil and Water Management Sub-plan (CSWMSP), Rev 4, 2/12/24 prepared by Northrop Consulting Engineers Pty Ltd – Section 3 (f) pg 10/14 Email 5/12/24 LCC-RCC re: accepting the CSWMP LCC Certificate of Inspection, 27/08/2025	Approval from Council for the CSWMP was received on the 5/12/24. The CSWMP Section 3.1, item f (page 10) provides details for the management of stormwater collected in the Basin No stormwater or discharged of water disposed from the project. LCC Certificate of Inspection, 27/08/2025, for Drainage pipeline and drainage subsoil.	C
Emergency Management				
C24	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.	Site inspection and interview with auditees 30/09/2025 Site specific induction RCC, 04/02/2025 Evacuation Drill 08/04/25 by RCC Evacuation Drill and Emergency Roll MEET-371873, 8/04/2025 - 15/09/2025 A safety and Environment drill report, 08/04/2025 Incident Register (1340)	The site induction has information on the emergency procedures (slide 24). Evacuation Drill and Emergency Roll MEET-371873, was conducted on 8/04/2025 and completed on 15/09/2025 Safety and Environment drill report dated 08/04/2025, including attendance details and recorded corrective actions. Suggestion to include flood emergency scenario in the next emergency drill.	C
Stormwater Management System				
C25	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 Certifier designed by a suitably qualified and experienced person(s);	Civil Design Certificate 12/12/24 issued Northrop	Civil Design Certificate 12/12/24 was prepared Northrop and listed in CC1 issued by the Certifier.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) be generally in accordance with the conceptual design in the Civil SSDA Report, dated 23 January 2024 and prepared by TTW; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed: (i) in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; and (ii) to optimise capacity and reduce the potential for blockage at stormwater inlets (e) ensure post-development stormwater discharge into the Council drainage system does not exceed the pre-development discharge unless detailed design plan and hydraulic calculations including the following are be provided to Council for approval: (i) details of the pre and post-discharge; (ii) details of the anticipated storm water discharge - in l/s- for the 1 in 5, 10, 20, and 100 storm events; and (f) ensure that the stormwater leaving the site meets the pollution reduction targets as per Liverpool City Council's DCP requirements.er for approval.	Crown BCA Certificate No. 119526-CROWN-CC1, 16/01/25 issued by Jensen Hughes Pty Ltd Included in CC1	Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
Aboriginal Cultural Heritage				
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Management Sub-Plan required by condition B17.	Site inspection and interview with auditees 30/09/2025 Site specific induction RCC, 04/02/2025	Site specific induction includes process for unexpected Aboriginal heritage and Historical heritage finds. No unexpected finds during the audit period.	C
Unexpected Finds Protocol – Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) 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; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; (e) the unexpected finds protocol is to be updated to reflect that any unexpected finds should be managed in accordance with the relevant conditions of AHIP 3849; and (f) works may only recommence with the written approval of the Planning Secretary.	Site inspection and interview with auditees 30/09/2025	Site specific induction includes process for unexpected Aboriginal heritage and Historical heritage finds. The auditees noted that there were no unexpected finds during the audit period.	NT
Unexpected Finds Protocol – Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Site inspection and interview with auditees 30/09/2025 Site specific induction RCC, 04/02/2025	The auditees noted that there were no unexpected finds during the audit period. This is included in the site specific induction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Waste Storage				
C29	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.	Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Purple Cow – waste service provider Waste Management Report April 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report May 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report June 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report July 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report August 2025 prepared by Yaga/ Purple Cow	CWMSP under Appendix B provides the location of the waste collection and bin area. Purple Cow is the waste service provider on site with bins available throughout the site. Waste Management Report April 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report May 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report June 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report July 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report August 2025 prepared by Yaga/ Purple Cow	C
C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Waste Management Report April 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report May 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report June 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report July 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report August 2025 prepared by Yaga/ Purple Cow Corporation	CWMSP under Section 7 provides construction wste classification, quantities and on-site and off-site treatment. Waste Management Report April 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report May 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report June 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report July 2025 prepared by Yaga/ Purple Cow Corporation Waste Management Report August 2025 prepared by Yaga/ Purple Cow Corporation	C
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection and interview with auditees 30/09/2025 Attcall Haulage Daily Worksheet No. 101574 dated 19/02/25 Attcall Haulage Daily Worksheet No. 101574 dated 26/03/25 Docket WB307575/1 26/03/25 (with 29640 kg concrete waste) Delivery Dockets: – Delivery Docket No 157202, 1/04/2025 – Delivery Docket No 155556, 2/04/2025 – Delivery Docket No 158328, 9/04/2025 – Delivery Docket No 158652, 9/04/2025 – Delivery Docket No 159426, 15/04/2025 – Delivery Docket No 149795, 16/04/2025 – Delivery Docket No 155557, 30/04/2025 – Delivery Docket No 160746, 5/05/2025	Attcall undertake the concrete works during the audit period. Attcall Haulage Daily Worksheets and delivery dockets were presented indicating concrete waste removed from site and tip site Ecorr and Oran Park. Purple cow waste reports were sighted. Concrete waste and concreate washout tray are in place. Refer to photo in Appendix E. Observation: The concrete washout tray was observed to be at full capacity during the site inspection. Recommendation: Provide an additional lined concrete washout tray as a standby to maintain sufficient capacity for concrete waste management and to prevent potential overflow or non-compliance with environmental requirements.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		– Delivery Docket No 161678, 7/05/2025 – Delivery Docket No 161691, 9/05/2025 – Delivery Docket No 149799, 14/05/2025 – Delivery Docket No 162594, 15/05/2025 – Delivery Docket No 162595, 15/05/2025 – Delivery Docket No 155558, 28/05/2025 – Delivery Docket No 168509, 4/07/2025 – Delivery Docket No 168863, 8/07/2025 – Delivery Docket No 168865, 8/07/2025 – Delivery Docket No 168867, 8/07/2025 – Delivery Docket No 169064, 10/07/2025 – Delivery Docket No 169254, 11/07/2025 – Delivery Docket No 169703, 15/07/2025 – Delivery Docket No 169992, 17/07/2025 – Delivery Docket No 170486, 22/07/2025 – Delivery Docket No 170882, 24/07/2025 – Delivery Docket No 170993, 25/07/2025 – Delivery Docket No 171372, 29/07/2025 – Delivery Docket No 171373, 29/07/2025		
C32	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.	Construction Waste Management Sub-plan (CWMSP), Version 5, 29/11/24 prepared by EcCell Environmental Management Monthly Waste Management Report January to August 2025 from Yaga/ Purple Cow Corporation Rubish Removal and tracking forecast Waste Management Report from 31/01/2025 to 31/08/2025 from Yaga/ Purple Cow Corporation	CWMSP under Section 7 provides construction wste classification, quantities and on-site and off-site treatment. Waste Management Report, January to August 2025, Yaga Corporation included quantity, type of waste, destination (Bingo Revesby and Bingo Eastern Creek) and total recycle. Rubish Removal and tracking forecast	C
C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Site inspection and interview with auditees 30/09/2025	No removal of hazardous materials during audit period.	NT
Outdoor Lighting				
C34	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection and interview with auditees 30/09/2025	No outdoor lighting.	NT
Contamination				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C35	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Site inspection and interview with auditees 30/09/2025	No contamination.	NT
Independent Environmental Audit				
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IAPAR 2020	The first audit for the project was conducted on 01/04/2025 within 12 weeks of commencement of construction, which is in accordance with the IAPAR 2020 frequency Second IA was carried out on 30/09/2025 within 6 months as per IAPAR.	C
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from DPHI to SINSW, 20/12/2024 re. agreement to independent auditors	Auditor's approval was received on the 20/12/2024	C
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Interview with auditees 30/09/2025	No direction from Planning.	NT
C39	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 C36 of this consent, or condition C38 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Interview with auditees 30/09/2025 Letter from SINSW DOC25/805448 re Submission of Independent Audit Report and response in accordance with Condition C36 and C41, 19/5/2025 issued by DPHI	Independent Audit 1 was undertaken by WolfPeak Group Pty Ltd, dated 15/05/2025, Revision 2.0, Final Report. Letter DOC25/805448 regarding submission of the Independent Audit Report and response, in accordance with Conditions C36 and C41, was issued by DPHI on 19/05/2025.	C
C40	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Interview with auditees 30/09/2025 Letter from SINSW DOC25/805448 re Submission of Independent Audit Report and response in accordance with Condition C36 and C41, 19/5/2025 issued by DPHI	Independent Audit 1 was undertaken by WolfPeak Group Pty Ltd, dated 15/05/2025, Revision 2.0, Final Report. Letter DOC25/805448 regarding submission of the Independent Audit Report and response, in accordance with Conditions C36 and C41, was issued by the Planning Secretary, Department of Planning, Housing and Infrastructure, on 19/05/2025.	C
C41	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	Interview with auditees 30/09/2025	No direction from Planning.	NT
Operational Readiness Work				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work(including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;	Site inspection and interview with auditees 30/09/2025	This requirement is not triggered during the audit period.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.			
C43	Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements: (a) no more than 20 staff are involved in operational readiness work; (b) no more than 10 vehicles must access the school related to the operational readiness work; (c) no students or parents are permitted; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Site inspection and interview with auditees 30/09/2 025	This requirement is not triggered during the audit period.	NT
Water and Utility Services				
C44	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019 and Table 4 of the November 2022 addendum to Planning for Bush Fire Protection 2019.	Site inspection and interview with auditees 30/09/2025 Letter 13/12/24 Certifier to RCC re: Building Regulation and Bushfire Consultant Letter dated 03/04/2025 – Approved Subdivider/Developer Compliance Certificate (S73) issued by Sydney Water.	No connecting gas for the site. Water and electricity have not been connected yet. Letter from Certifier noting provision of water, electricity and gas and confirm that the proposed design meets the requirements included within Table 6.8c of Planning for Bushfire Protection 2019 and Table 4 of the November 2022 addendum to Planning for Bushfire Protection 2019 in accordance with SSDA Condition C44. Letter dated 03/04/2025 – Approved Subdivider/Developer Compliance Certificate (S73) issued by Sydney Water. Sydney Water Corporation certifies that the applicant has complied with the requirements of Division 9 of the Sydney Water Act 1994, relating to the above-described plan of subdivision/development, and that water and wastewater facilities are available. No gas on project. S73 has been issued and water connected – S73 cert attached. Electrical services not connected. Electrical substations have been installed.	C
Obstruction of the Rail Corridor				
C45	The rail corridor (and its easements and access gates) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection and interview with auditees 30/09/2025	Rail corridor has not been obstructed, behind the fence.	C
C46	Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.	Site inspection and interview with auditees 30/09/2025	No stockpiles or soil been placed in the rail corridor.	C
Rail Corridor Fencing				
C47	Prior to the commencement of any works, appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	Site inspection and interview with auditees 30/09/2025	Fencing was already in place.	C
Unexploded Ordinance Management Protocol				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C48	Prior to commencing works on-site, all construction personnel are to be advised that the site is a former military area and accordingly there is a very remote possibility that unexploded ordinance (UXO) may be unexpectedly encountered.	Site inspection and interview with auditees 30/09/2025 Site specific induction RCC, 04/02/2025	This is included in the site specific induction (Slide 14).	C
C49	Prior to commencing works on-site the primary contractor is to induct all site personnel that there is a UXO Management Protocol in place as provided in Attachment 1 of the UXO Risk Assessment prepared by CSG Demining Consultants dated 3 December 2023 and to follow the procedure in the unlikely event an explosive ordinance, UXO and explosive ordinance waste is discovered at the site.	Site inspection and interview with auditees 30/09/2025 Site specific induction RCC, 04/02/2025	Unexploded ordinance (UXO) included in the site specific induction (Slide 14). No UXO found on site.	C
Inner Protection Area				
C50	At the commencement of works, the area south and east of 'BAL 19 ZONE EXTENT' line identified in site plan prepared by NBRS (dated: 25/01/2024, revision: 5, reference: 22475, drawing reference: EPHS-NBRS-DR-SSDA-A-0201) must be maintained as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.	Site inspection and interview with auditees 30/09/2025 EPHS-NBRS-DR-SSDA-A-0201 Vegetation Management Plan V2, 09/01/25 prepared by Eco Logical Australia Inner Protection Area Inspection, 29/9/25 from RCC. Site Plan, Issue 4, 05/06/2025 prepared by NBRS	Inner protection area in place. Inner Protection Area Inspection, 29/9/25 from RCC. The Site Plan, Issue 4 dated 05/06/25 was prepared by NBRS as part of CC3	C
PART D - PRIOR TO COMMENCMENT OF OPERATION				
Notification of Occupation				
D1	At least 48 hours before commencement of any 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 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
External Walls and Cladding				
D2	Prior to commencement of operation of each relevant stage, 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.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D3	The Applicant must provide to the Planning Secretary a copy of the documentation given to the Certifier within seven days after the Certifier accepts it.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Works as Executed Plans				
D4	Prior to the commencement of operation of each relevant stage, works-as-executed plans 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).		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Warm Water Systems and Cooling Systems				
D5	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.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D6	Prior to the commencement of operation of each relevant stage, 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 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.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Mechanical Ventilation				
D7	Prior to commencement of operation of each relevant stage, the Applicant must provide evidence to 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.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Operational Noise – Design of Mechanical Plant and Equipment and façade glazing				
D8	Prior to the commencement of operation of each relevant stage, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken in Condition B24 have been incorporated into the design of mechanical plant and equipment and façade glazing to ensure the development will not exceed the recommended project noise trigger levels identified in the Noise and Vibration Impact Assessment dated 4 December 2023 and prepared by Acoustic Studio.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Fire Safety Certification				
D9	Prior to commencement of occupation of each relevant stage, 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.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Structural Inspection Certificate				
D10	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 Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Compliance with Food Code				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D12	Prior to the commencement of operation of each relevant stage, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5(c) of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Repair of Public Infrastructure				
D13	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. *Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.*		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Road Damage				
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Post-Construction Survey – Adjoining Properties				
D15	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed;		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) be provider to the Certifier; and (d) be provided to the Planning Secretary within 48 hours when requested.			
D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Road Infrastructure				
D17	Prior to the commencement of any operation, the right turn restrictions specified in condition B27 must be implemented at Faulkner Way, Holliday Avenue and Hemmie Road, and evidence provided to the Certifier.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D18	Prior to the commencement of any operation, the roundabout as required by condition B28 be constructed to the satisfaction of the relevant roads authority and evidence provided to the Certifier.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D19	Prior to the commencement of any operation, the bus bay extension works required by condition B29 and presented in the Transport and Accessibility Impact, dated 15 August 2024, prepared by TTW, on the northern and southern sides of Buchan Avenue must be constructed and available for use.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Pedestrian Infrastructure Upgrades				
D20	D20. Prior to the commencement of any operation, the Applicant must complete the pedestrian upgrade works in condition B30 to the satisfaction of the relevant roads authority and evidence must be provided to the Certifier. *Note:* *• The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.* *• All costs associated with the proposed road upgrade works must be borne by the Applicant.* *• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.*		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Car Parking Arrangements				
D21	Prior to the commencement of any operation, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed Edmondson Park High School carpark, as proposed under condition B31, have been completed and that the car parking facility is operational.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Bicycle Parking and End-of-Trip Facilities				
D22	Prior to the commencement of any operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities as presented within the Transport and Accessibility Impact, dated 15 August 2024, prepared by TTW, must be submitted to the Certifier:		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) the provision of a minimum 100 bicycle parking spaces for students at Edmondson Park High School comprising a minimum of 40 spaces prior to the commencement of Stage 1 operations, and the remaining 60 spaces prior to commencement of Stage 2 operation. During Stage 1 operations, the bike spaces will be available for both students and staff; (b) the provision of a minimum 26 bicycle parking spaces for staff at Edmondson Park High School prior to the commencement of Stage 2 operation; (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (d) the provision of end-of-trip facilities for staff, including 4 showers and changerooms prior to the commencement of Stage 2 operations; and (e) appropriate pedestrian and cyclist advisory signs are to be provided. *Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.*			
Pedestrian Crossing Facilities				
D23	Prior to the commencement of any operation, pedestrian crossings in condition B30 must be installed in accordance with the relevant design standards and warrants of the relevant road authority.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Drop Off-Pick Up Zones				
D24	Prior to the commencement of any operation, the four drop off-pick up zones as identified in the Transport and Accessibility Impact Assessment, dated 15 August 2024, prepared by TTW must be completed and operational.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
School Zones				
D25	Prior to the commencement of any operation, all required School Zone signage, speed management signage and associated pavement markings along surrounding streets must be installed, inspected by TfNSW and handed over to TfNSW. *Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.*		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D26	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
School Transport Plan				
D34	Prior to the commencement of any operation, a School Transport Plan (STP), must be submitted to the Planning Secretary for approval. The plan must: (a) be prepared by a suitably qualified transport/traffic professional in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: (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 within the ‘baseline’ and ‘target’ scenarios as presented in the Transport		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and Accessibility Impact Assessment, dated 15 August July 2024, prepared by TTW; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets. This is to include the frequency of monitoring and the requirement for physical counts or an alternative data collection method that has been demonstrated to have achieved outcomes consistent with the results of physical counts to the satisfaction of the Planning Secretary. (c) include operational transport access management arrangements, including: (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (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) include drop-off and pick-up management sub-plan, including: (i) detail of each drop-off and pick-up zone time of operation; (ii) a pre-registration system to inform guardians of the capacity of each drop-off and pick-up zone and the designated drop-off and pick-up zone for the guardian's child; (iii) staffing requirements to manage each drop-off and pick-up zone; (iv) complaints register to record complaints received in relation to drop-off and pick-up traffic, including from Council and Liverpool Police Area Command; and (v) communication arrangements to inform parents of the drop-off and pick-up management sub-plan; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; (f) include an annual monitoring and review program for the duration of operation that includes (but is not limited to) the following: (i) a suitably qualified Travel Coordinator shall implement the objectives and strategies within the STP for three years where the school population is greater than 800 students; (ii) the annual review/audit by the Travel Coordinator is to demonstrate that mode share targets are being achieved and complaints are, where possible, resolved			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and the pre-registration system of the drop-off and pick-up management sub-plan is adhered to by guardians and other carers. (iii) the result of the annual review is to be provided to Council and TfNSW for information within two months of completing the annual review/audit, and a copy made available to the Planning Secretary upon request within two working days; (iv) where the annual review/audit required by condition D27(f)(ii) above identifies that mode share targets are not being met and the pre-registration system of the dropoff and pick-up management sub-plan is not adhered to, the Applicant is to implement further measures in consultation with Council and TfNSW to meet the targets prior to the next annual review/audit cycle; (v) evidence of this consultation in the form of a report must include a description of the proposed measures and a schedule for implementing the measures, and be submitted to the Planning Secretary with the annual review/audit report required under condition D27(f)(ii); (vi) review of the adequacy of the on-site car park to cater for parking demands and determine on-street parking impacts of the proposal, including suitable travel or parking surveys, and consult with Council to alter on-street parking restrictions if required; (vii) review of the adequacy of school bus services to cater for school demand and consult with TfNSW to increase bus services if required to meet demand; and (viii) identification of measures to be implemented where demand exceeds the capacity of bus services (g) notwithstanding condition D27(f) above, the Planning Secretary may consider revisions to timing to commence, extend or conclude the audit/review program or elements of the audit/review program, notably in instances where the Applicant demonstrates: (i) that mode share targets are being achieved on a consistent basis; or (ii) mode share targets are not being consistently achieved; or (iii) where mode share targets are not consistently being achieved, however, suitable evidence is provided detailing how impacts from the departure of mode share targets have been mitigated.			
D28	The methodology and review of the mode share splits in annual review/audit identified in condition D27 must be reviewed and confirmed by an independently qualified traffic/transport professional prior to commencement of operation.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Utilities and Services				
D29	Prior to commencement of operation of each relevant stage, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Stormwater Operation and Maintenance Plan				
D30	Prior to the commencement of any 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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) Work Health and Safety requirements			
Signage				
D31	Prior to the commencement of any operation, way-finding signage and signage identifying the location of staff car parking must be installed.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D32	Prior to the commencement of any operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Operational Waste Management Plan				
D33	Prior to the commencement of operation of each relevant stage, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (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; and (d) include the Management and Mitigation Measures as set out in Appendix B – Mitigation Measures, dated 8 August 2024.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Landscaping				
D34	Prior to the commencement of operation of each relevant stage, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition A2(d).		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D35	Prior to the commencement of operation of each relevant stage, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Management and Mitigation Measures as set out in Appendix B - Mitigation Measures, dated 15 August 2024.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
Operational Flood Emergency Management Plan				
D36	Prior the commencement of any operation, an Operational Flood Emergency Management Plan must be prepared by a suitably qualified and experienced person(s) for the development and in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7, to the satisfaction of the Planning Secretary. The Operational Flood Emergency Management Plan must include, but is not limited to the following: (a) incorporates and complies with all advice provided by NSW State Emergency Service at condition D36; (b) addresses the provisions of the Floodplain Risk Management Guidelines (BCS);		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) the flood emergency management protocols for the operational phase of the development; (d) a simplified description of flood behaviour, including potential flood levels and associated frequencies within the site and within the adjoining road system and other public land expected to be used by students and visitors; (e) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES advice noting that school closure is to be prioritised over shelter in place; (f) detail the communication strategy, including to staff, parents, students and the community, of site closure before commencement of the school day and during emergency events; (g) details of potential flood warning time and flood notification; (h) details of drills, frequency and record management of the drills; (i) details of shelter-in-place locations, capacity of buildings for shelter-in-place and flood free routes to each shelter-in-place location from main points of the site; (j) details (mapped) of flood-free pedestrian route from each building, structure and active areas of the site to any shelter-in-place location; (k) details of any gauges or warning infrastructure that are to be provided to assist with flood management, including frequency of maintenance, and how these will be monitored; (l) identifies clear roles and responsibilities for emergency flood management within the school; (m) flood warning signs around the site to identify areas with Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment and are within the overland flow path; (n) identifies any proposed Shelter-in-place locations that: (i) are nominated by a Chartered Professional engineer; (ii) are prepared in consultation with NSW State Emergency Services; (iii) are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard; (iv) are above the Probable Maximum Flood; (v) are able to withstand flood and debris forces of the Probable Maximum Flood; and (vi) provide a minimum floor space of 3 sqm per person, including students and staff; (o) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed; (p) provide clear messaging and communication protocols to, including but not limited to staff, parents and students. (q) includes clear requirements that the Plan be regularly reviewed; (r) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members; and (s) details of how exits onto high hazard roads, such as Buchan Avenue, are clearly marked and closed during severe weather events when there is a risk of flooding.			
D37	A copy of the most up to date Operational Flood Emergency Management Plan in condition D36, must be made publicly available on the Applicant's website in accordance with condition A29.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Structural Inspection Certificate				
D38	Prior to the commencement of operation of each relevant stage, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier, and submitted to the Planning Secretary for information, which certifies that: (a) the development is structurally adequate for the approved use of the building as a school building; (b) any part of the buildings below the probable maximum flood (PMF) level have been constructed from flood compatible building components; (c) buildings have been constructed to ensure the safe shelter-in-place of vulnerable persons up to the PMF events and after these flood events, until it is safe to leave the buildings, as required by condition B22; and (d) buildings have been constructed so that the part of the building that will be used for egress by those sheltering in place during a PMF event will be safe to be used for this purpose after the flood waters recede from the PMF flood, as required by condition B22.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
D39	A copy of the Certificate(s) required by condition D38, with an electronic set of final drawings (contact approval authority for specific electronic format), must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		*This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.*	
PART E – POST OCCUPATION				
Out of Hours Event Management Plan (School Use)				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and the Planning Secretary for information. The plan must include the following: (a) the estimated number of attendees, estimated time and duration; (b) estimated arrival and departure times and modes of transport; (c) where relevant, an indicative 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 range and frequency of uses of the school facilities; (f) details of the hours of the out of hours events use, as confirmed by the school; (g) measures to minimise localised traffic and parking impacts; and (h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017).		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Out of Hours Event Management Plan (Community Use)				
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant or relevant external party 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 estimated number of attendees, estimated time and duration; (b) arrival and departure times and modes of transport; (c) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (d) details of the use of the school facilities, where applicable, restricting use before 7am and after 10pm, as well as ensuring that attendees of events have left the school site before 10:30pm; (e) measures to minimise localised traffic and parking impacts; and (f) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017).		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
E4	The Out of Hours Event Management Plan (Community Use) is to be prepared by the Applicant for the duration of the identified community event or use.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Warm Water Systems and Cooling Systems				
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Operational Noise Limits				
E8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment dated 4 December 2023 and prepared by Acoustic Studio.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E9	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement 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 Noise and Vibration Impact Assessment dated 4 December 2023, and prepared by Acoustic Studio.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
E10	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.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Unobstructed Driveways and Parking Areas				
E11	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.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
School Transport Plan				
E12	The School Transport Plan required by condition D27 of this consent must be reviewed and where required, updated annually and implemented unless otherwise agreed by the Planning Secretary.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Ecologically Sustainable Development				
E13	Unless otherwise agreed by the Planning Secretary, within twelve months of commencement of the final stage of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 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 B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Outdoor Lighting				
E14	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.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Landscaping				
E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D35 for the duration of occupation of the development.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Signage				
E16	All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E17	The illumination of signage and LED screen/s must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
E18	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
E19	The LED sign must not: (a) dazzle or distract drivers due to colouring of the digital content; (b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; (e) display advertising material unrelated to the school; (f) be used for any live television, satellite, internet or similar broadcast; (g) emit sound; and (h) must have a default setting that will display an entirely black display area when no content is being displayed or if a malfunction occur.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	
Operational Flood Emergency Management Plan				
E20	The Operational Flood Emergency Management Plan in condition D36, must be implemented for the lifetime of the development.		*This requirement will be triggered during operation. This audit is the first Independent Audit for the construction phase of the project.*	

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning, Housing and Infrastructure

NSW Planning ref: SSD-62028458-PA-3

SCHOOL INFRASTRUCTURE NSW
Via the Major Projects Portal
Attention: Jono Tiernan – Project Director

20 December 2024

Subject: New High School in Edmondson Park – Agreement to independent auditors

Dear Jono

I refer to your letter dated 19 December 2024, (SSD-62028458-PA-3), requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits of the New High School in Edmondson Park (**Project**), under SSD-62028458 (**Consent**), for the duration of the Project.

The NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) has reviewed the independent auditor nominations and based on the information you have provided is satisfied that Ana Maria Munoz and Joyce Acierda are suitably qualified, experienced and independent.

In accordance with Schedule 2, Condition C37 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR**), as nominee of the Planning Secretary, I agree to the following:

- Ana Maria Munoz, WolfPeak Group Pty Ltd as lead auditor
- Joyce Acierda, WolfPeak Group Pty Ltd as alternate lead auditor

Please ensure this correspondence is appended to the independent audit report.

This agreement applies to the first construction phase independent audit of the Project **only** and is conditional on the above auditors maintaining certification as a lead or principal auditor with a relevant industry body.

A further request for agreement to the above team, or for an alternate auditor or team, must be submitted for consideration by the Planning Secretary prior to the second construction phase independent audit for the Project.

The independent audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the IAPAR.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact compliance@planning.nsw.gov.au

Yours sincerely

Thomas Minchin

A/Team Leader Compliance – Government Projects

NSW Planning

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: Sarah Cavaleri
Sent: Tuesday, 2 September 2025 10:51 AM
To: Ana Maria Munoz Acosta
Cc: DPE PSVC Compliance Mailbox; lucas.crabtree@johnstaff.com.au; Mahtab Sohangir
Subject: RE: New Edmondson Park High School (SSD 62028458) - IA2

You don't often get email from sarah.cavaleri@dpie.nsw.gov.au. Learn why this is important

Hi Ana,

Thank you for your email regarding the construction independent audit for the New Edmondson Park High School SSD 62028458 (Consent).

The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent, and the department's Independent Audit Post Approval Requirements (2020).

If you have any questions or concerns regarding the above, please feel free to contact me.

Kind regards,

Sarah Cavaleri
Compliance Officer
Government Projects
Department of Planning, Housing and Infrastructure

T +61 2 8275 1815 **E** sarah.cavaleri@dpie.nsw.gov.au

dphi.nsw.gov.au

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Working days Monday to Friday, 8.30am – 4.30pm

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

I choose to work flexibly & send emails outside normal office hours. No need to respond to my emails outside yours.

Please consider the environment before printing this email.

From: Ana Maria Munoz Acosta <ammunoz@wolfpeak.com.au>
Sent: Tuesday, 2 September 2025 10:00 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Lucas Crabtree <lucas.crabtree@johnstaff.com.au>; Mahtab Sohangir <msohangir@wolfpeak.com.au>
Subject: New Edmondson Park High School (SSD 62028458) - IA2

Dear Sir/Madam,
I am writing you as one of the Independent Auditors approved by the Department of Planning, Housing and Infrastructure (the Department) for New Edmondson Park High School – SSD 62028458 (the Project).
We are currently preparing to undertake the second construction phase Independent Audit (IA2) of the Project. The audit is required to be conducted in accordance with SSD 62028458 conditions C36-C38, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: https://www.planningportal.nsw.gov.au/major-projects/projects/new-high-school-edmondson-park-0

The IAPAR is available at the following link: https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf

The on-site component of the audit is planned to take place on the **30 September 2025**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the Department confirm:

- If it has any key issues, it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR, or

- If it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Your feedback would be greatly appreciated. Please let us know if you have any questions.

Kind regards,

Ana Maria Munoz
Practice Lead – Risk, Audit & Compliance

E: ammunoz@wolfpeak.com.au
M: 0430 314 557
P: 1800 979 716
A: Gadigal Country – 180 George Street, Sydney NSW 2000

At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, ***we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate with, and respect their continuous connection to the land, waters and community.*** *We commit to amplifying their voices in all aspects of our business and recognise their continued custodianship over the lands that have built modern Australia.*

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Think before you print

APPENDIX D – ATTENDANCE SHEET

wolfpeak

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

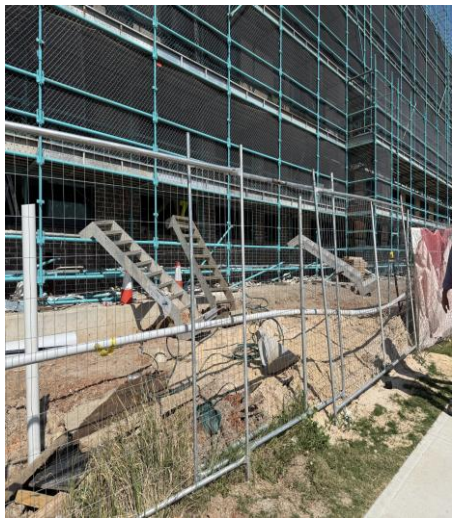
PROJECT (NAME AND APPROVAL NUMBER)	New Edmondson Park High School		
LOCATION:	145 Buchan Rd, Edmondson Park, NSW		
DATE/TIME (Opening Meeting):	30/09/25 - 9:00am	DATE/TIME (Closing Meeting):	30/09/25 - 4:00pm
Lead Auditor:	Ana Maria Munoz	Audit Scope:	SSD 62028458

NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Ana Munoz	Lead Auditor	wolfPeak		
Mahtab Sohangir	Lead Auditor	wolfPeak		
Kavita Kuczynski	PROJECT MANAGER	JOHNSTAFF		
Cristina Issa	PROJECT CADET	JOHNSTAFF		
Damen Washington	Snr Project Engineer	RCC		
Antoun Atoun	PROJECT DIRECTOR	RCC		
Lucas Crabtree	SENIOR PROJECT MANAGER	JOHNSTAFF		

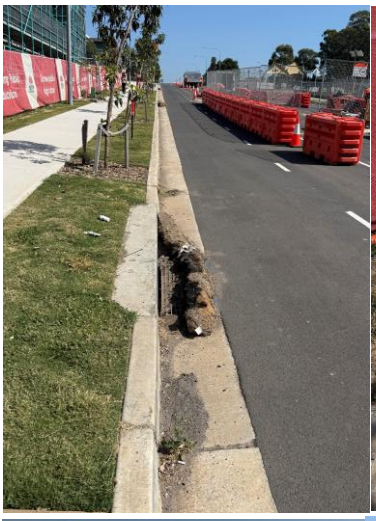
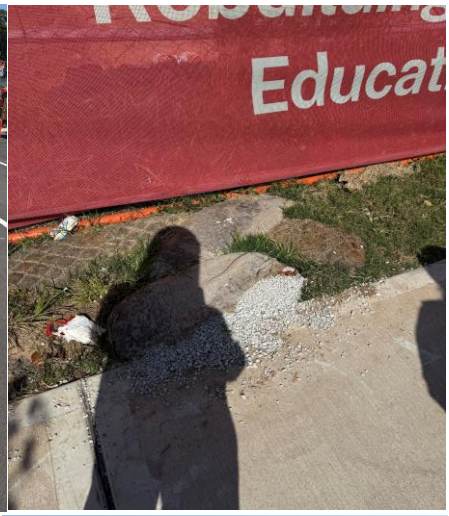
APPENDIX E – SITE INSPECTION PHOTOGRAPHS

Observations from the site inspection are provided in table below. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

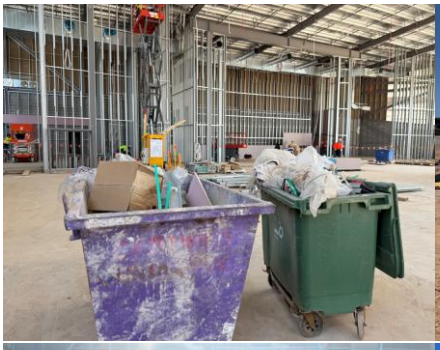
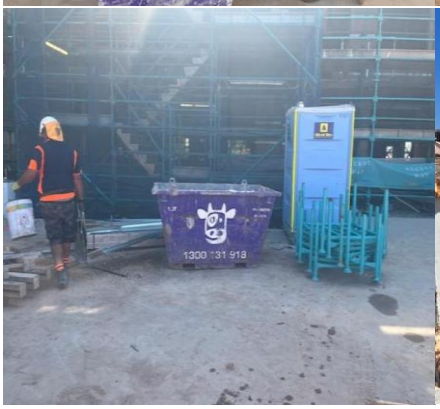
No.	Comment	Photograph
1	Site entrance free of mud	
2	Site hoarding was in place along Buchan Road, with no evidence of mud tracking observe.	
3	**Observation:** During the site inspection, construction material was observed stored outside the project boundary on the grassed area adjacent to the footpath. **Action Taken:** Construction materials had been removed from the grassed area.	

No.	Comment	Photograph
4	**Observation:** Site and silt fencing were observed to be in place around the site perimeter; however, a section of silt fence was missing near the substation area. **Action Taken:** Missing section of silt fence near the substation area was installed.	
5	A cattle grid was installed at the site entrance, and a water cart was being used for dust suppression.	
6	Ongoing structural steel installation	

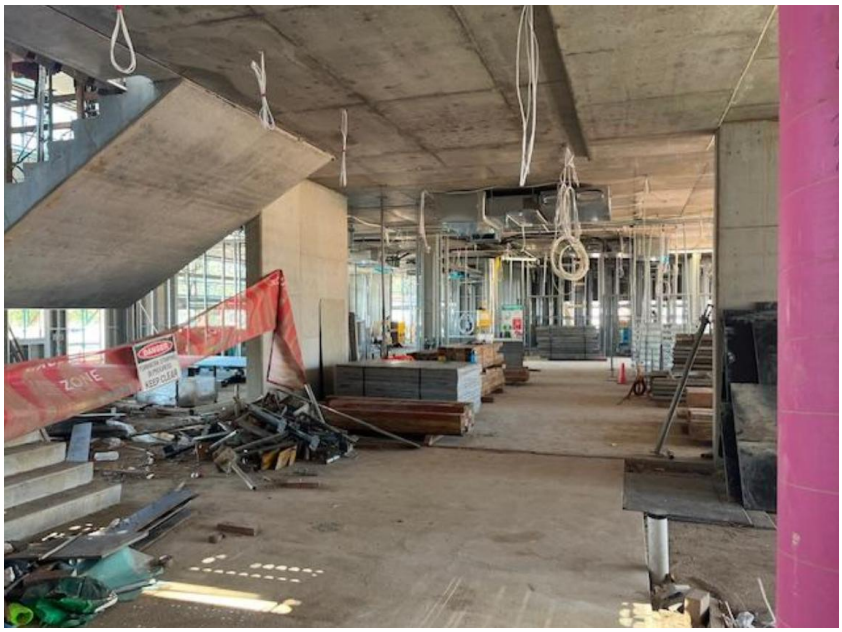
No.	Comment	Photograph
7	Ongoing construction activities included concrete walls and columns and structural steel installation Crossings and median strip works along Buchan Avenue.	
8	Fence and noise hoarding in place near the existing Public School	

No.	Comment	Photograph
9	**Observation:** Several coir logs along Buchan Road were damaged due to construction vehicle movements, with one found burnt and one drain left unprotected. Along Horrie Road, near the intersection with Buchan Road, drainage protection (geofabric and coir log) was missing.	 

No.	Comment	Photograph
10	**Action Taken:** Drainage on Horrie Road has been protected and the damaged coir logs along Buchan Road had been replaced.	
11	Stormwater drains inside the site protected	

No.	Comment	Photograph
12	**Observation:** One concrete washout tray was available onsite; however, it was observed to be at full capacity.	
13	Waste bins were available at various locations across the site. Purple Cow is the waste service provider for the project	 

No.	Comment	Photograph
14	Spill kit in place and self-bunded chemical storage is in place.	
15	Sediment basin in place and protected	
16	**Observation:** During the audit site inspection, it was observed that the site notice board indicates heavy vehicle movements are restricted only between 8:00 am and 8:30 am	

No.	Comment	Photograph
17	**Observation:** Scaffold access obstructed by material and inspection tag unable to be verified	
18	Internal fit outs and internal walls ongoing	

APPENDIX F – AUDITOR DECLARATION

Independent Audit Report Declaration

Project Name:	New Edmonson Park High School
Consent Number:	SSD-62028458
Description of Project:	New high school accommodates up to 2000 students with staged construction and operation. Works include: bulk earthworks, tree removal, four new buildings ranging in height from one to five storeys, new sports courts and a new playing field. Associated works include four drop off/pick up areas, bicycle spaces, pedestrian crossings, service infrastructure upgrades and landscaping.
Project Address:	145 Buchan Road, Edmondson Park
Proponent:	NSW Department of Education
Title of Audit	Independent Audit No. 2
Date:	29 October 2025

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 Post Approval Requirements (Department 2020)*;

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;

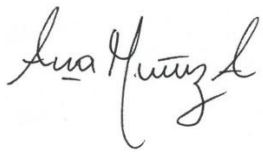
vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and

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 Proposed Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Bachelor of Industrial Engineering, Bogota - Colombia 2004 Master Engineering Management, University of Technology Sydney 2007 Exemplar Global Lead Environmental Auditor 2022 (No. 115421) Exemplar Global Principal Safety and Quality System Auditor 2012
Company:	WolfPeak Group Pty Ltd