

INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

THE NEW FOREST HIGH SCHOOL | SSD 26876801

APRIL 2024

Authorisation

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Project No.: 1033

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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 (formerly Department of Planning and Environment (DPE))
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
the Project	The Development as described in the EIS documents and approved under SSD 26876801
POEO	Protection of the Environment Operations
SINSW	School Infrastructure NSW
SSD	State Significant Development

EXECUTIVE SUMMARY

NSW Department of Education - School Infrastructure NSW (SINSW) (the Applicant) proposes to relocate the Forest High School from its existing location within the proposed Frenchs Forest Precinct to a new location on the corner of Allambie Road and Aquatic Drive, Allambie Heights. The Forest High School relocation is part of the re-zoning and planning framework for Frenchs Forest to create a new town centre for the community.

Consent for the construction and operation of the new Forest High School (the Project) comprising seven (7) buildings, varying in height between one and two storeys, outdoor sports facilities, covered outdoor learning areas (COLA), an underground staff carpark, bicycle and scooter parking, earthworks, landscaping, stormwater works, and supporting infrastructure with a total student capacity of 15000 students was granted by Minister for Planning and Public Spaces' delegate on the 23 November 2023 (SSD 26876801). The site for the Project is described as Lot 6 & Lot 7 DP 1280781, Lot 750 & Lot 751 DP 1271174, and part Lot 3 DP 1280781 Allambie Road, Allambie Heights (formerly 187 Allambie Road).

Johnstaff has been appointed by SINSW as the project manager of the Project. ADCO Constructions Pty Ltd (ADCO) is the Main Works Contractor delivering the works. Architectus are the Architect for the Project. MBC Group are the Principal Certifying Authority (Certifier) for the project. Construction works commenced in early December 2023 with completion scheduled for mid-2025.

This Audit was undertaken in accordance with the State Significant Development SSD-26876801 Conditions of Consent (Condition) C37-C38 and the NSW Government's 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by Department of Planning, Housing and Infrastructure (DPHI or the Department) on 27 February 2024 in accordance with Schedule 3 Condition C38.

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 first independent audit (IA1) for the construction phase of the Project covering the period from commencement of construction on 6 December 2023 to 29 February 2024 (the 'audit period'). The site inspection was conducted on 28 February 2024. Conditions applicable to prior to the commencement of construction were also covered by the Audit. Works undertaken during this period included: site establishment, tree clearing and bulk excavation.

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 ADCO and upon request to the auditee. Relevant environmental monitoring and compliance documentation and records were being collected and reported as required to provide verification of compliance with statutory requirements. Some findings and recommendations were made during the audit and are reported in Appendix A, Section 3.2 and summarised below.

Summary of Findings

In Summary:

- There were 170 Conditions assessed.
- Sixty-four (64) Conditions were considered by the auditor to be compliant.
- Six (6) non-compliances were identified during the audit which related to:
 - the content of website (A22);
 - incident reporting (A24);
 - late payment of biodiversity credits (B28);
 - content of site notice (C1);
 - extent of noise barrier (C8); and
 - early arrival of vehicles to the site (C13).

The non-compliances associated with Conditions A22, A24, B28, C1 and C13 were closed during the Audit.

- Seven (7) observations were identified during the audit which related to :
 - versions of the Sediment Erosion Control Plan (SECP) (A30);
 - the Project Control Group meetings' agenda (B10);
 - construction workers' parking (B23);
 - content of site notice (C1);
 - implementation of the SECP (C8);
 - unbanded diesel container (C8); and
 - the waste register (C34).
- 100 Conditions were considered by the Auditor to be not triggered.

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

NSW Department of Education - School Infrastructure NSW (SINSW) (the Applicant) proposes to relocate the Forest High School from its existing location within the proposed Frenchs Forest Precinct to a new location on the corner of Allambie Road and Aquatic Drive, Allambie Heights. The Forest High School relocation is part of the re-zoning and planning framework for Frenchs Forest to create a new town centre for the community.

Consent for the construction and operation of the new Forest High School for a total student capacity of 1,500 students (the Project) was granted by Minister for Planning and Public Spaces' delegate on the 23 November 2023 (SSD 26876801). Specifically, the Project involves the construction and operation of the new Forest High School, comprising:

- Seven (7) one and two storey buildings for the purposes of administration, general and specialist learning, special support unit facilities, a canteen, a library, a gymnasium and a multipurpose hall;
- outdoor sporting facilities including sporting field and games courts;
- covered outdoor learning area (COLA) and covered outdoor working area;
- underground staff car park, and bicycle and scooter parking spaces;
- associated earthworks, tree removal, landscaping, stormwater works, service upgrades, supporting infrastructure and signage; and
- use of facilities outside of school hours.

The site for the Project is described as Lot 6 & Lot 7 DP 1280781, Lot 750 & Lot 751 DP 1271174, and part Lot 3 DP 1280781 Allambie Road, Allambie Heights (formerly 187 Allambie Road).

The Project location is shown in Figure 1 and the school layout plan is shown in Figure 2.

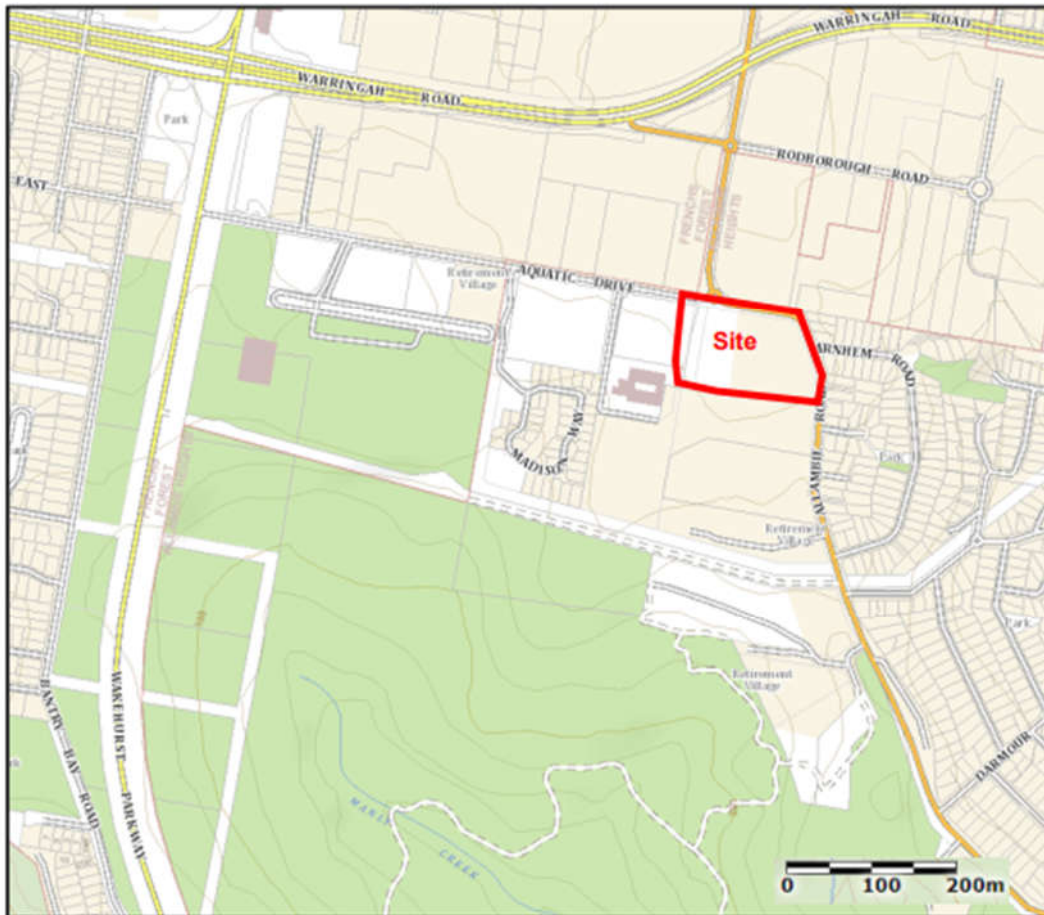


Figure 1: Regional context map (source: DPHI Assessment report, 23 Nov 23)



Figure 2: School Site Layout Plan (source: EIS from DFP, 1 Nov 2022)

Johnstaff has been appointed as the project manager of the Project. ADCO Constructions Pty Ltd (ADCO) is the Main Works Contractor delivering the works. Architectus are the Architect for the Project. MBC Group are the Principal Certifying Authority (Certifier) for the project. Construction works associated with SSD 26876801 commenced on the 6 early December 2023 with completion scheduled for Mid-2025.

This Audit is the first independent audit (IA1) for the construction phase of the Project covering the period from commencement of construction on 6 December 2023 to 29 February 2024 (the 'audit period'). The site inspection was conducted on 28 February 2024. Conditions applicable to prior to the commencement of construction were also covered by the Audit. Works undertaken during this period included: site establishment, tree clearing and bulk excavation.

1.2 Project details

Table 1: Project Details

Item	Details
Project Name:	The new Forest High School
Project Application No.:	SSD-26876801
Project Address:	Corner of Allambie Road and Aquatic Drive, Allambie Heights, NSW 2100 Lot 6 & Lot 7 DP 1280781, Lot 750 & Lot 751 DP 1271174, and part Lot 3 DP 1280781 Allambie Road, Allambie Heights (formerly 187 Allambie Road).
Proponent/Applicant:	Department of Education – School Infrastructure NSW
Project Manager:	Johnstaff
Project Contractor:	ADCO Constructions Pty Ltd (ADCO)
Project Architect:	Architectus
Certifier:	MBC Group
Project Phase:	Construction
Project Target Completion:	Mid 2025 (3/7/25 contractual date of completion)
Project Activity Summary (audit period):	Design and documentation, site establishment, tree clearing and bulk excavation (about 80% reportedly complete at the time of the audit), demolition done under a separate DA (some hardstand demolition done under this SSD), remedial works

1.3 Approval requirements for Independent Audit

SSD 26876801 Schedule 2 Conditions C37 – C42 set out the requirements for undertaking Independent Audits. The Conditions give effect to the NSW Government's 2020 document entitled *Independent Audit Guideline Post Approval Requirements (IAPAR)*.

1.4 The audit team

In accordance with Condition C38 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Lead Auditor was approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department) on the 27 February 2024. The letter of approval is presented in Appendix B and auditor's independence declaration is attached in Appendix F.

The approved Lead Auditor:

- Ricardo Prieto-Curiel (Lead Auditor): Exemplar Global Certified Lead Environmental Auditor (Certificate No 15160). Registered Environmental Assessment Practitioner, Masters in Environmental Toxicology.

1.5 The audit objectives

The objective of this Audit was to undertake the first Independent Audit for the construction phase of the Project in accordance with SSD-26876801 Schedule 2 Condition C37 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 C37, 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.

1.6 Audit scope

This Audit report presents the findings from the first Independent Audit (IA1) on the Project, covering the period 23 November 2023 to 29 February 2024 (the 'audit period').

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.
- 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 13 February 2024 to obtain its input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted in accordance with Section 3.2 of the IAPAR. The Department responded on the 13 March 2024. A summary of feedback provided from the Department is shown in Table 2 and the correspondence with the Department in Appendix C.

Table 2: Areas of focus raised during consultation

Stakeholder	Areas of Focus	How was addressed
Department of Planning, Housing and Infrastructure	<p>Concerns regarding the removal of basin 2 (shown in Sediment and Erosion Control Plan (SECP) Rev 4) from the Soil and Water Management Plan. The area where basin 2 was initially located has an earthen bund at the South Eastern corner, however the southern boundary (Rev 6 of the SECP) was only bunded for a small portion of the boundary – with the remaining area being sediment fencing only.</p> <p>It appears that there is a risk of runoff being able to escape the site along the southern boundary (through sediment fencing) without being captured by a sediment basin.</p> <p>The original Soil and Water Management Plans up to (and including) Revision 5 included a sediment basin in this area</p>	Section 3.5

Stakeholder	Areas of Focus	How was addressed
	<p>(marked as Basin 2) was required up until Rev 6 dated 8 February 2024, however, it does not appear that a sediment basin in this location was ever constructed.</p> <p>Request to review the proposed sediment controls in particular, the controls in the vicinity of where Basin 2 was initially located.</p> <p>Provide a brief comparison of whether these controls are consistent with the minimum standards of the 'blue book'.</p>	

Consultation records are presented in Appendix C.

2.2.4 Meetings

Opening meeting was held on the 28 February 2024 at the construction site with project personnel and WolfPeak auditor. Key items discussed included:

- Confirm the purpose and scope of the Audit
- Audit methodology, process and timing
- Items raised by the Department (Table 2) for inclusion in the Audit
- Overview of the project and status of the works

A closing meeting was held on 28 February 2024 where the audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

The opening and closing meeting attendance sheet is provided in Appendix D.

2.2.5 Interviews

The Auditor conducted interviews on 28 February 2024 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 on 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 3.

Table 3: Audit meeting personnel interviewed

Name	Position	Organisation
Elizabeth D'Olier	Senior Project Manager	Johnstaff
Cihan Kurultay	Project Manager	Johnstaff
Tanya Walsh	Safety Advisor	ADCO

Name	Position	Organisation
Mick Butterworth	Senior Site Manager	ADCO
Antony Petkovic	Senior Health Safety Environment	ADCO
Stuart Porter	Project Engineer	ADCO
David Lock	Project Manager	ADCO

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 subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 28 February 2024 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 recommendation.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR, as replicated in Table 4 below.

Table 4: 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 26876801 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 26876801) dated 23 November 2023 signed by Erica Van Den Honert, Exec. Director, Infrastructure Assessment – DPHI
- Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)
- *Environmental Impact Statement State Significant Development (SSD 26876801) Relocation of The Forest High School Allambie Road, Allambie Heights*, DFP Planning Pty Limited, 1 November 2022.
- *Submissions Report State Significant Development (SSD 26876801) Relocation of The Forest High School Allambie Road, Allambie Heights*, DFP Planning Pty Limited, 3 May 2023.
- *The new Forest High School State Significant Development Assessment (SSD 26876801)*, DPHI, 23 November 2023
- Stamped plans approved by Department of Planning and Environment, Planning Portal <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-26876801%2120231123T055916.301%20GMT>
- *Construction Environmental Management Plan (CEMP), The Forest High School*, ADCO, V1 4 October 2023.
- *Construction Noise and Vibration Management Sub-Plan Forest High School*, Rev 3, E-LAB Consulting, 10 October 2023
- *Construction Pedestrian & Traffic Management Plan Forest High School Relocation and Construction Allambie Road, Allambie Heights*, Issue E, Ref: 23154, Transport and Traffic Planning Associates (ttpa) Nov 2023.
- *Construction Waste Management Sub-Plan (CWMP) The Forest High School*, Rev 3, ADCO, 16 October 2023.
- *Construction Soil & Water Management Sub-Plan (CSWMP)*, Henry&Hymas, Rev 2, November 2023.
- *Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW*, Kleinfelder, Rev 2, 28 November 2023
- *Vegetation Management Plan The Forest High School Allambie Road, Allambie NSW*, Kleinfelder, Rev 2, 28 November 2023
- *Construction Flood Emergency Management Sub-Plan Proposed High School Allambie Heights NSW*, Rev 1, 9 October 2023, by Henry&Hymas

- *Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, V0, 26 September 2023, by ADCO*
- *Remedial Action Plan The Forest High School – Allambie Road, Allambie Heights, NSW 2100, Aurecom, Rev 3, 27 October 2022*
- *Asbestos & Hazardous Building Materials Management Sub Plan (AHBMMSP) Forest High School, ADCO, V1.2, 4 October 2023*
- *Soil and Erosion Control Plan, Henry & Hymas, Rev 1 - 6 October 2023, Rev 4 - 15 November 2023 and Rev 6 - 8 February 2024.*

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

3.2 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 construction of the new Forest High School. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 170 Conditions assessed.
- Sixty-four (64) Conditions were considered by the auditor to be compliant.
- Six (6) non-compliances were identified during the audit which related to:
 - the content of website (A22);
 - incident reporting (A24);
 - late payment of biodiversity credits (B28);
 - content of site notice (C1);
 - extent of noise barrier (C8); and
 - early arrival of vehicles to the site (C13).

The non-compliances associated with Conditions A22, A24, B28, C1 and C13 were closed during the Audit.

- Seven (7) observations were identified during the audit which related to :
 - versions of the Sediment Erosion Control Plan (SECP) (A30);
 - the Project Control Group meetings' agenda (B10);
 - construction workers' parking (B23);
 - content of site notice (C1);
 - implementation of the SECP (C8);
 - unbanded diesel container (C8); and
 - the waste register (C34).

- 100 Conditions were considered by the Auditor to be not triggered.

Table 5: Findings and recommendations from the first Independent Audit (IA1)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-01	A22	Non-compliance	<p>Access to Information</p> <p><i>At least 48 hours before the commencement of construction (if the requirement is triggered) until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</i></p> <p><i>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <p><i>(i) the documents referred to in condition A2 of this consent.</i></p> <p><i>(ii) all current statutory approvals for the development.</i></p> <p><i>(iii) all approved strategies, plans and programs required under the conditions of this consent.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>(vi) a summary of the current stage and progress of the development.</i></p> <p><i>(vii) contact details to enquire about the development or to make a complaint.</i></p> <p><i>(viii) complaints register, updated monthly.</i></p> <p><i>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report.</i></p> <p><i>(x) any other matter required by the Planning Secretary; and</i></p> <p><i>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</i></p>	<p>Non-Compliance: A non-compliance was notified to DPPI on 9 February 2024 regarding CEMP and CEMP sub-plans not being publicly available in the project website by 4 December 2023 (48 hours before commencement of construction).</p>	<p>SINSW became aware on the non-compliance on the 7 February 2024, and subsequently it uploaded the CEMP and sub plans on the 9 February 2024 in the project website.</p> <p>This non-compliance is closed.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-02	A24	Non-compliance	<p>Incident Notification, Reporting and Response</p> <p><i>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.</i></p>	<p>Non-compliance: The episode of sediment-laden water escaping the site during heavy rainfall on the 13-14 January 2023 was known to the Project team after the EPA contacted SINSW and requested information on the 19, 23 and 30 January. The auditee did not report it to the Department immediately after becoming aware of it, but instead undertook investigations in response to the EPA request. On 8 February 2024 SINSW advised the Department that following extensive investigations it had concluded that <i>“there has not been an incident and as such as incident notification was not reported to the Department”</i>. An inspection by Henry & Hymas (H&H, civil engineers, specialising in stormwater engineering) conducted on the 8 February 2024 indicated that the sediment and erosion control measures were generally satisfactory and in accordance with the Sediment and Erosion Control Plan design by H&H. SSD 26876801 defines incident as <i>“an occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause a non-compliance”</i>. Notwithstanding, the auditor is of the opinion that, despite sediment controls being in place as discussed above and the magnitude of the rainfall event could have exceeded the capacity of the system (refer to Section 3.5), the event should have been immediately reported to the Department as soon as the Project became aware of it on the basis that the event could be considered (at that point in time) to have the potential to <i>“threaten to cause material harm”</i>. The matter is now with the Department and the EPA and the auditor considers this item closed for the purpose of this audit.</p>	<p>SINSW disagrees that the concerns raised by the EPA regarding 13-14 January 2024 was an incident. This was communicated to DPHI on 8 February 2024.... Extensive investigations were conducted and it was concluded that there was no incident. As such, an incident notification was not reported to DPHI.</p>	CLOSED
IAI-03	B28	Non-compliance	<p>Biodiversity</p> <p><i>Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report, prepared by SLR and dated June 2023 and as detailed in the table below must be retired.</i></p>	<p>Non-Compliance: The retirement of credits by payment to the Biodiversity Conservation Fund was not made prior to commencement of the construction works, Payment was undertaken after commencement of construction and vegetation clearing.</p>	<p>Payment into the Biodiversity Conservation Fund for an offset obligation BCT Ref. BCF674 dated 4 April 2024 issued by Biodiversity Conservation Trust NSW.</p> <p>As the payment has been made this item is closed.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-04	C1	Non-compliance	<p>Site Notice</p> <p><i>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:</i></p> <p><i>(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;</i></p> <p><i>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</i></p> <p><i>(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</i></p> <p><i>(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.</i></p>	<p>Non-compliance: On the day of the audit site inspection, the site notice did not have the approved hours of works or the name of the Certifier and structural engineer (refer to Photo 1 in Appendix E).</p>	<p>The site notice has been amended during the audit and now includes the information required under Condition C1 (refer to Photo 1 in Appendix E).</p> <p>This non-compliance is closed.</p>	CLOSED
IA1-05	C8	Non-compliance	<p>Implementation of Management Plans</p> <p><i>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</i></p>	<p>Non-Compliance: The noise barrier along the boundary with Arranounbai School does not extend to the south-western corner (i.e. north to south section) in accordance with the Construction Noise and Vibration Management Sub-Plan (CNVMSP). It should be noted that no noise complaints are known to have been received from the Arranounbai School).</p> <p>Recommendation: Install missing section of Noise barrier or, if current measures enable the Project to meet the noise criteria, amend CNVMSP to reflect current conditions and submit to the Department for approval.</p>	<p>The current measures have enabled the Project to meet the noise criteria. The noise monitor located on site adjacent the Arranounbai school has not picked up any construction noise exceeding the noise criteria. Also there have been no noise complaints from the Arranounbai School. ADCO have not been able to install the acoustic hoarding to the south-western boundary due to the location of a previously unidentified gas main which clashes with the hoarding.</p> <p>Although current measures enable the Project to meet the noise criteria, SINSW intend to install the missing section of the noise barrier as soon as possible after the gas line has been redirected. The CNVMSP will be reviewed as part of Condition A29 as a result of this Audit.</p>	OPEN

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-6	C13	Non-compliance	<p>Construction Noise Limits</p> <p><i>The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.</i></p>	<p>Non-compliance: The complaints register current to 1 March 2024, shows 3 instances where construction vehicles have arrived to the site outside of the construction hours of works (before 6am).</p>	<p>The auditee advised that in response to those complaints the vehicular gate was relocated to Aquatic Road away from residential areas.</p> <p>In addition, subcontractors have been informed of obligation to arrive within required times in a toolbox. No complaints about construction vehicles arriving at the site prior the approved construction hours have been received since 10 January 2024.</p> <p>This non-compliance is closed.</p>	CLOSED
IA1-07	A30	Observation	<p>Revision of Strategies, Plans and Programs</p> <p><i>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</i></p>	<p>Observation: The Sediment and Erosion Control Plan (SECP) has been subject to several revisions. The current version of the Construction Soil and Water Management Sub-Plan (CSWMSP) Rev 2, does not include the latest version of the SECP.</p> <p>Recommendation: Once the CSWMSP is revised with a new SECP prepared by a suitably qualified expert in consultation with Council, submit the updated CSWMSP to the Department and the Certifier for approval (refer also to Observation made in IA1-11).</p>	<p>Noted. The updated SECP will be appended to the CSWMSP and issued to the Planning Secretary and Certifier.</p>	OPEN

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-08	B10	Observation	<p>Social Impacts Management</p> <p><i>The Project Control Group (PCG) (an established governance system managed by the Department of Education) will manage issues arising during construction. The PCG must:</i></p> <p><i>(a) meet at least monthly (or as agreed by PCG) and will include the school principals of The Forest High School and the Arranounbai School as well as the Department of Education's Director of Learning Outcomes;</i></p> <p><i>(b) meet at least once prior to the commencement of construction and the entire period of construction and the three month period following commencement of operation;</i></p> <p><i>(c) oversee the implementation of the Community Communications Strategy required by Condition B9, which sets out procedures detailing complaints handling procedures with timeframes and accountability for resolution and procedures and mechanisms associated with regular communication with the affected receivers and stakeholders, specifically:</i></p> <p><i>(i) The Cerebral Palsy Alliance;</i></p> <p><i>(ii) Sunnyfield Disability Services;</i></p> <p><i>(iii) The Arranounbai School;</i></p> <p><i>(iv) Residential receivers on Allambie Road, Arnhem Road and Sunlea Place;</i></p> <p><i>(v) Residential receivers on Madison Way; and</i></p> <p><i>(vi) additional stakeholders identified as result of public exhibition and Social Impact Assessment (SIA) of the proposed development.</i></p> <p><i>(d) provide the school principals and operators with a 3-weekly look-ahead of planned construction activities;</i></p> <p><i>(e) provide direct channels of communication with the appointed builder and construction Project Managers that will last the duration of construction, relocation, and commencement of operations (where relevant); and</i></p> <p><i>(f) provide a process for rapid responses to urgent issues raised to protect and maintain the wellbeing of vulnerable community members</i></p>	<p>Observation: Condition B10 requires the Project Control Group (PCG) to oversee the implementation of the Community Communications Strategy (CCS) prepared under Condition B9. The minutes of the PCG do not include an item regarding the implementation of the CCS.</p> <p>Recommendation: PCG meetings to include an agenda item regarding the implementation of the CCS prepared under Condition B9.</p>	<p>Implementation of the CCS has been added as an agenda item in the PCG meetings moving forward. PCG meeting minutes from 28 March 2024 provided which includes the CCS.</p> <p>We note that reporting on the implementation of the CCS was included in the PCG reports which were issued to the PCG prior to the following meetings for which we provided minutes Project Control Group # 30 The Forest High School, date 24/08/23, Project Control Group # 32 The Forest High School, date 26/10/23, Project Control Group # 33 The Forest High School, date 23/11/23, Project Control Group # 34 The Forest High School, date 14/12/23, Project Control Group #35 The Forest High School 01/02/2024</p> <p>This observation is closed.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-09	B23	Observation	<p>Construction Parking</p> <p><i>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must include the following:</i></p> <p><i>(a) detail the provision of sufficient parking facilities onsite, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise residential streets or public parking facilities; and</i></p> <p><i>(b) encourage the use of other travel arrangements, where practical, to minimise traffic impacts in nearby public and residential streets.</i></p>	<p>Observation: The auditee advised that the Construction Worker Transportation Strategy (CWTS) is addressed in the Construction Pedestrian & Traffic Management Plan (CPTMP). The CPTMP indicates that the maximum number of cars is expected to be approximately 75 vehicles and that the site can accommodate approximately 50 vehicles parked on site with the remaining 25 vehicles parked on-street. The EIS indicated some worker would utilise on-street car parking which had some spare capacity. During the audit the auditee advised that the construction site does not have physical space for workers vehicle parking and that the current number of workers is a fraction of the peak workforce of 163 anticipated in the EIS (with the number of workers on site not exceeding 50 to date). The auditor notes that no parking complaints have been received to date. It is also noted that Condition C9 implies that site personnel vehicles do not need to be parked within the site.</p> <p>Recommendation: Update the CWTS in the CPTMP to reflect the site's parking conditions and submit to the Certifier with justification of unavailability for onsite parking for construction workers' vehicles.</p>	<p>Refer to attached Construction Pedestrian & Traffic Management Plan prepared by TTPA dated November 2023. This document was submitted to the Certifier prior to commencement of construction and is listed in the MBC Crown Certificate dated 30 November 2023.</p> <p>The Construction Pedestrian & Traffic Management Plan addresses Condition B23 (a) & (b) in section 4.10. The location of the on site parking is also shown in the TPMSP on page 11.</p> <p>Regarding parking on site, the Construction Pedestrian & Traffic Management Plan allows for 25 vehicles to park on-street which aligns with the Transport Access Impact Assessment under the SSD. This is 50 workers with a vehicle occupancy of 2.0. The number of workers on site has not exceeded 50 to date.</p>	OPEN
IA1-10	C1	Observation	<p>Site Notice</p> <p><i>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:</i></p> <p><i>(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;</i></p> <p><i>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</i></p> <p><i>(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</i></p> <p><i>(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.</i></p>	<p>Observation: The amended site notice provides construction hours which do not differentiate between approved construction hours (Condition C3) and extended construction hours for works with noise levels not exceeding background plus 5dB (Condition C4).</p> <p>Recommendation: Amend notice to provide approved construction hours under C3 and optionally hours under C4.</p>		OPEN

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-11	C8	Observation	<p>Implementation of Management Plans</p> <p><i>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</i></p>	<p>Observation: The Sediment and Erosion Control Plan (SECP) Rev 4 (Henry & Hymas (H&H)) appended to the Construction Soil & Water Management Sub-Plan (CSWMP) shows 3 Sediment Basins at the site. Sediment basin 2, as shown in the SECP Rev 4, has not been constructed (noting the auditee's advice that gas infrastructure impedes the construction of this basin at that location). Instead, Basins 1 and 2 have been installed as per SECP Rev 4, and a third basin has been constructed at the southern part of the site about 100m to the east of Basin 1. Consequently Basin 2 was not in place during the sediment runoff incidents of the 13 and 14 January, 16 February and 9 February 2024. The part of the site where Basin 2 was to be located relies on sediment fences and some bunding for sediment/erosion control. An inspection by H&H (civil engineers, specialising in stormwater engineering) conducted on the 8 February 2024 indicated that the sediment and erosion control measures are generally satisfactory and in accordance with the design by H&H. Rainfall records at BoM's Sydney Observatory Hill showed rainfall of 62ml, 28ml and 30.7 ml on the 15 January, 16 February and 18 February 2024 respectively, which at times may have exceeded the capacity of the system. A SECP Rev 6 has been prepared by H&H which removes Basin 2. There is no evidence that SECP Rev 6 has been prepared in consultation with Council.</p> <p>Recommendations: A suitably qualified soil erosion and sediment expert to review the latest SECP against the Bluebook, including consideration of the following:</p> <ul style="list-style-type: none"> - Install Basin 2 as per SECP Rev 4 or alternatively improve controls along the southern part of the site with consideration of additional bunding along the entire southern part of site and/or additional sediment fencing; - water runoff from all bulk excavation/exposed areas to be directed to Basins in order to capture the 1 in 20-year ARI event as per CSWMP; and - cover all existing and future bunding with geofabric. <p>It is also recommended that the revision of the SECP be undertaken in consultation with Council and be submitted to the Department.</p>	<p>In response to the SECP observation, the revised SECP (rev 6) will be appended to the CSWMP and issued to Council. Please note this plan has been prepared by a suitably qualified engineer (H&H) and complies with the blue book.</p>	OPEN

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation ¹	Applicant Response / Proposed Action	Status ²
IA1-12	C8	Observation	Implementation of Management Plans <i>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</i>	Observation: A diesel container was observed unbunded on bare unground. Recommendation: Store fuel and chemicals in banded areas.		OPEN
IA1-13	C34	Observation	Waste Storage <i>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.</i>	Observation: A waste register including details of disposal or reuse/recycling off site destinations for each type and quantity of waste has not been generated to date. Recommendation: Prepare and maintain a construction waste register including details of waste classification types, tonnages, disposal or reuse destinations and removal dates.		OPEN

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.

3.3 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.

The Auditor is of the view that the CEMP, Sub-plans and monitoring programs prepared for the Project are generally adequate for the works undertaken and the Auditor has not identified any material deficiencies. The CEMP and associated sub-plans listed in Section 3.1 are considered to be compliant with the requirements of the Conditions and were implemented for the works being undertaken at the time of the Audit except for the findings discussed below and summarised in section 3.2.

The Construction Worker Transportation Strategy (CWTS) is addressed in the Construction Pedestrian & Traffic Management Plan (CPTMP). The CPTMP indicates that the maximum number of cars is expected to be approximately 75 vehicles and that the site can accommodate approximately 50 vehicles parked on site with the remaining 25 vehicles parking on-street. The EIS indicated some worker would utilise on-street car parking which had some spare capacity. During the audit the auditee advised that the construction site does not have physical space for workers vehicle parking and that the current number of workers is a fraction of the peak workforce of 163 anticipated in the EIS (with the number of workers on site not exceeding 50 to date). The auditor notes that no parking complaints have been received to date. It is also noted that Condition C9 implies that site personnel vehicles do not need to be parked within the site. It has been recommended that the CWTS in the TPMSP is updated to reflect the site's parking conditions and submit it to the Certifier with justification of unavailability for onsite parking for construction workers' vehicles.

The Sediment and Erosion Control Plan (SECP) has been subject to several revisions. The current version of the Construction Soil and Water Management Sub-Plan (CSWMSP), Rev 2, includes a superseded version of the SECP. The implementation of the SECP is discussed in Section 3.5. It is understood that the auditee intends to amend the CSWMSP to include the latest version of the SECP which modifies the sediment basin arrangement. It has been recommended that the latest version of the SECP be reviewed by a suitably qualified expert in consultation with Council and then the updated CSWMSP be submitted to the Department and the Certifier for approval.

With regards to implementation of environmental documents during the audit period, the Auditor made the observations below.

The noise barrier along the boundary with Arranounbai School does not extend to the south-western corner (i.e. north to south section) in accordance with the Construction Noise and Vibration Management Sub-Plan (CNVMSP). It should be noted that no noise complaints are known to the auditor to have been received from the Arranounbai School. It is also understood that there is existing gas infrastructure in that area which may complicate the installation of that section of the noise barrier. It has been recommended to either install missing section of Noise barrier or, if current measures enable the Project to meet the noise criteria, amend CNVMSP to reflect current conditions and submit to the Department for approval.

The complaints register shows 3 instances where construction vehicles have arrived before 6am (outside of the approved construction hours). It appears that the auditee has taken measure to correct this deficiency (refer to Table 5) and no more complaints on this matter have been received since early January 2024.

The implementation of the SECP is discussed in Section 3.5. Other audit findings related to implementation of management plans are discussed Table 5.

A positive observation is made regarding the noise and vibration monitoring program for the site. The noise and vibration monitoring system in place includes permanent monitors measuring noise and vibration at strategic locations. The noise monitors measured different statistical acoustic parameters, including Leq15, Lmax, L10, L90. The measurements are available live online by site personnel and readings can be checked against equipment used and weather conditions at the time of the reading.

3.4 Summary of notices from agencies

Except for the EPA request for information for the incident on the 13 and 14 January 2024 (for details refer to Section 3.7), to the auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or the Department

The Auditor provides the following comments to respond to the requests made by the Department during consultation on the scope of this Audit.

Sediment and Erosion Control

Project records show that there have been 3 incidents related to sediment laden water leaving the site (refer to Section 3.7 for details).

The Sediment and Erosion Control Plan (SECP) Rev 4 (Henry & Hymas (H&H)) appended to the Construction Soil & Water Management Sub-Plan (CSWMP) shows 3 Sediment Basins at the site. Sediment basin 2, as shown in the SECP Rev 4, has not been constructed (noting the auditee's advice that gas infrastructure impedes the construction of this basin at that location). Instead, Basins 1 and 3 have been installed as per SECP Rev 4, and a third basin has been constructed at the southern part of the site about 100m to the east of Basin 1. Consequently Basin 2, as shown in the SECP Rev 4, was not in place during the sediment runoff Incidents of the 13 and 14 January, 16 February and 9 February 2024. The part of the site where Basin 2 was to be located relies on sediment fences and some bunding for sediment/erosion control. An inspection by H&H (civil engineers, specialising in stormwater engineering) conducted on the 8 February 2024 indicated that the sediment and erosion control measures are generally satisfactory and in accordance with the design by H&H. Rainfall records at BoM's Sydney Observatory Hill showed rainfall of 62ml, 28ml and 30.7 ml on the 15 January, 16 February and 18 February 2024 respectively, which at times may have exceeded the capacity of the sediment and erosion control system. A SECP Rev 6 has been prepared by H&H which removes Basin 2. There is no evidence that SECP Rev 6 has been revised in consultation with Council.

Based on the above information, the auditor has made a number of recommendations as follows:

- A suitably qualified soil erosion and sediment expert to review the latest SECP against the Bluebook, including consideration of the following:
 - Install Basin 2 as per SECP Rev 4 or alternatively improve controls along the southern part of the site with consideration of additional bunding along the entire southern part of site and/or additional sediment fencing;
 - water runoff from all bulk excavation/exposed areas to be directed to Basins in order to capture the 1 in 20-year ARI event as per CSWMP; and
 - cover all existing and future bunding with geofabric.

It has also been recommended that the revision of the SECP be undertaken in consultation with Council and be submitted to the Department.

Other matters considered by the Auditor

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

3.6 Complaints

The Project is maintaining a complaints register that is published on the Project website at: [https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/t/the-forest-high-school-relocation/2024/feb/The Forest HS relocation - Complaints Register - Jan 24.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/t/the-forest-high-school-relocation/2024/feb/The_Forest_HS_relocation_-_Complaints_Register_-_Jan_24.pdf). During the course of this audit, the complaints register was last updated on the 1 March 2024.

There were 7 complaints recorded between November 2023 and 1 March 2024. These complaints related to noise, construction vehicles arriving on site at or before 6am (3), vibration impacts on property (2), sediment-laden water leaving the construction site and a traffic sign being installed outside a property. The Project team has investigated and responded to each of the complaints including the submission of a report to the EPA regarding the sediment-laden water leaving site (received on the 30 January 2024) and which was investigated in response to an EPA request (refer also to Section 3.7). The Auditor considers the response to the complaints to be generally adequate.

3.7 Incidents

Two incidents were reported to the Department under SSD 26876801 during the audit period.

An incident notification was submitted to the Department under Condition A24 on the 16 February 2024 for an incident that occurred on the 16 February 2024. The incident involved sediment laden water from the site scaping into the adjoining Cerebral palsy Alliance carpark and potentially into the Council stormwater council feeding into Allambie Road.

A second incident was submitted to the Department under Condition A24 on the 20 February 2024 for an incident that occurred on 19 February 2024. The incident involved sediment laden water escaping the site and suspected to have escaped into Council stormwater catchment feeding into Allambie Road.

The incidents on the 16 and 19 February 2024 were reported to the Department in accordance with the terms of condition A24. The response to the two incidents is considered adequate and compliant with reporting requirements of the consent.

In addition, on the 19 January 2024, the EPA contacted SINSW regarding a complaint about sediment-laden leaving the site during heavy rainfall on the 13 and 14 January 2024 and entering Allambie Heights detention pond via Madison Way Reserve. The complaint originated from a resident who reported the issue to the Northern Beaches Council following heavy rainfall on 13 and 14 January 2024. The Council, in turn, reported the matter to the EPA on 15 January 2024. After initial discussion, the EPA requested on the 23 January 2023 information about the event and on the 30 January 2024 the EPA requested SINSW an investigation and report about the incident. In response to the EPA request, Johnstaff prepared an investigation report to the EPA (EPA Referral: Sediment-laden Investigation) undated and submitted it to the EPA. The auditee advised that the EPA has not responded back to the investigation report. It is understood that the EPA inspected the site on 9 February 2024.

On 8 February 2024, H&H ((civil engineers, specialising in stormwater engineering) conducted a site inspection and subsequently prepared a report concerning the implemented sediments and erosion controls on the project site. The report observed that the existing sediment and erosion control measures are generally in compliance.

Project records also indicate that on the 7 February 2024 the Department emailed SINSW indicating that it considered the matter a breach of condition A24 which will be investigated as a breach and requested SINSW to prepare an incident report. SINSW replied to DPHI in email dated 8 February 2024 providing details of the investigations undertaken and communications with the EPA on the event, future actions and concluding that *“following the initial concern to the EPA, the extensive investigations have concluded that there has not been an incident. As such, an incident notification was not reported to DPHI”*. On the 11 April 2024, SINSW advised that it had not received further correspondence from the Department or the EPA since the email on the 8/02/24.

A non-compliance has been raised in this Audit regarding not reporting the incident of the 13 and 14 January 2024 to the Department in accordance with Condition A24. The auditor is of the opinion that, despite sediment controls being in place as discussed above and the magnitude of the rainfall event could have exceeded the capacity of the system (refer to Section 3.5), the event should had been immediately reported to the Department as soon as the Project became aware of it on the basis that the event could be considered (at that point in time) to have the potential to “threaten to cause material harm” (refer to Table 5). The matter is now with the Department and the EPA and the auditor considers this item closed for the purpose of this audit. A discussion about sediment and erosion control is provided in Section 3.5.

3.8 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 and RtS 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 Assessment (SSD 26876801) Report (23 November 2023) considered the key Project issues are traffic and parking, flooding, noise, built form and urban design and biodiversity. Built form/urban design and to some extent flooding are primarily design issues. A summary of the qualitative assessment of construction impacts (actual vs predicted impacts) is presented in Table 6. In general, the works observed and the impacts therein appeared to be consistent with the identified in the EIS documents. The works undertaken during the audit period (described in Section 1.1.4) appeared to be consistent with the construction works described in the EIS documents RtS. 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.

Table 6: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Traffic and parking	<p>Short-term increases in construction vehicle traffic and work zones predicted.</p> <p>The peak workforce was estimated to be approximately 163 full-time equivalent workers. Up to 75 light construction vehicles (90% of workers and assuming 2 people per vehicle) would drive to site during construction hours and approximately 20 heavy vehicle truck movements would be generated on a typical day. Vehicles would access the site via Wakehurst Parkway and then Aquatic Drive and Warringah Road and Allambie Road.</p> <p>Workers will be encouraged to park onsite or on-street within industrial areas. The site can accommodate approximately 50 construction vehicles, with the remaining 25 vehicles utilising on-street car parking.</p> <p>The assessment also noted that upon completion of the shell of the on-site basement carpark, the area would be made available for use by construction workers for parking. The amended transport report detailed that all deliveries and concrete pours would be contained on-site, and no work zones are proposed for the construction of the high school buildings. The potential work zones are required for the construction of the public domain works. The construction of public domain works would be shorter than the overall program and the final work zone locations and operation periods would be subject to Council.</p>	<p>To date traffic impacts have been less than predicted. The auditee advised that currently there are about 20 construction workers and that later in the year the number would increase to around 50 which is far less than the 163 predicted in the EIS documents.</p> <p>The auditee advised that currently it is not possible to provide car park during earthworks.</p> <p>Heavy vehicles come on site and depart, so there is no need to park outside.</p> <p>No many truck movements generated to date. All spoil is contained within the site.</p> <p>No work zones now or required in the future.</p> <p>Road upgrades required in the future, TfNSW reviewing current plans, no works undertaken outside the side to date.</p>

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Stormwater and Flooding	<p>Construction of the Proposal would require vegetation clearing and earthworks works, which have the potential to lead to erosion and generate sediment laden runoff, thereby impacting water quality.</p> <p>The site is not identified as flood affected but does contain some localised low points which do not connect to a creek system.</p> <p>An erosion and sediment control plan is to be implemented.</p>	<p>Vegetation clearing completed, and vegetation to be retained protected with fencing.</p> <p>Erosion and Sediment Control Plan (ESCP) prepared and implemented as discussed in Section 3.5. The project had 2 reportable incidents related to sediment laden escaping the site (refer to Section 3.7 for details). Some recommendation made.</p>
Noise and vibration	<p>Typical worst-case construction noise levels were predicted to exceed at times noise management levels in surround residential, educational (Arranounbai School) and commercial landuses. Based on that, a range of mitigation measures were recommended such as the preparation of a Construction Noise and Vibration Management Plan, application of respite periods and noise monitoring.</p> <p>Minimum working distances for building damage were recommended where vibration intensive works are required. Where vibration intensive works are required to be undertaken within the specified minimum working distances, vibration monitoring should be undertaken to ensure acceptable levels of vibration are satisfied.</p>	<p>Noise and vibration impacts were observed to be generally as predicted in the EIS documents. Mitigation measures generally implemented, and a noise and vibration monitoring program is in place which allows the management of construction noise and vibration as discussed in Section 3.3.</p>
Biodiversity	<p>Construction of the proposed development will require the removal of 0.43 ha of native vegetation, comprising 0.28 ha of PCT 1786 in moderate condition and 0.15 ha of PCT 1786 in low condition. This impact has been assessed in accordance with the Biodiversity Assessment Methodology (BAM), resulting in an offset requirement of eight ecosystem</p> <p>An offset is also required for the impacts of the development on threatened species that require species credits. Field surveys undertaken did not detect any breeding or roosting habitat features within the subject land. Given that there is potential presence of rocky areas and cliff lines within 2km of the subject site (using Geographic Information System resources), the Large-eared Pied Bat has been assumed present. As the proposal involves the removal of 0.43 ha of vegetation, the BDAR assessment determined that the impacts to habitat for this species would result in an offset requirement of 13 species credits.</p> <p>Vegetation to be retained on site required to be protected.</p>	<p>Vegetation requiring removal has been removed. The extent of removal appears to be consistent with that approved under the EIS documents.</p> <p>Vegetation to be retained has been protected with fencing.</p> <p>Offset credits have been retired.</p>

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period
Contamination	<p>A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) identified the likelihood of contamination on site associated with anthropogenic materials (e.g. bricks, piles, etc), asbestos and potential sewage contamination.</p> <p>The DSI concluded that the site can be made suitable for the proposed development as per the requirements of the Resilience and Hazards SEPP subject to the preparation and implementation of a Remedial Action Plan (RAP) and a CEMP.</p>	<p>A RAP has been prepared and is being implemented as discussed in Appendix A. JBSB, the contamination consultant, has undertaken additional investigations in accordance with the RAP. Ramboll is the appointed site auditor. Ramboll has been reviewing remediation related documentation. Contaminated material on site is being retained within contained areas within the site in accordance with the RAP.</p>
Aboriginal heritage	<p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared which identified no known Aboriginal sites, objects or Potential Archaeological Deposits located within the study area or proposed development footprint.</p> <p>The site is not identified as, nor located within proximity to, any local or state heritage items. Further, the site is not located within, nor within proximity to, any heritage conservation area.</p> <p>An unexpected finds procedure is to be implemented</p>	<p>No items identified on site.</p> <p>Unexpected finds procedure prepared and implemented.</p>
Historic heritage	<p>The site does not contain any State or local listed heritage items. The Statement of Heritage Impact recommended that an interpretation plan be prepared and implemented, and interpretive materiality be used to reflect the former Country Children's Hostel that occupied the site.</p>	<p>No items identified on site.</p>

4. CONCLUSIONS

This Audit Report presents the outcomes of the first independent audit (IA1) for the construction phase of the new Forest High School Project (State Significant Development SSD-26876801) covering the period from commencement of construction on 6 December 2023 to 29 February 2024 (the 'audit period'). Conditions applicable to prior to the commencement of construction were also covered by the Audit.

The Audit was undertaken in accordance with the SSD-26876801 Conditions of Consent C37-C38 and the NSW Government's *Independent Audit Guideline Post Approval Requirements* (IAPAR), 2020.

Works undertaken during the audit period included site establishment, tree clearing and bulk excavation. The site inspection was conducted on 28 February 2024.

The overall outcome of the audit was generally positive. Compliance records were organized and available at the time of the site inspection, during interviews with Johnstaff and ADCO and upon request to the auditee. Relevant environmental monitoring and compliance documentation and records were being collected and reported as required to provide verification of compliance with statutory requirements. Some findings and recommendations were made during the audit and are reported in Appendix A, Section 3.2 and summarised below.

In Summary:

- There were 170 Conditions assessed.
- Sixty-four (64) Conditions were considered by the auditor to be compliant.
- Six (6) non-compliances were identified during the audit which related to:
 - the content of website (A22);
 - incident reporting (A24);
 - late payment of biodiversity credits (B28);
 - content of site notice (C1);
 - extent of noise barrier (C8); and
 - early arrival of vehicles to the site (C13).

The non-compliances associated with Conditions A22, A24, B28, C1 and C13 were closed during the Audit.

- Seven (7) observations were identified during the audit which related to :
 - versions of the Sediment Erosion Control Plan (SECP) (A30);
 - the Project Control Group meetings' agenda (B10);
 - construction workers' parking (B23);
 - content of site notice (C1);
 - implementation of the SECP (C8);

- unbanded diesel container (C8); and
- the waste register (C34).
- 100 Conditions were considered by the Auditor to be not triggered.

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.

LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

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.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

APPENDIX A – SSD 26876801 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
SCHEDULE 2				
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.	Site inspection and interviews with auditees on 28/02/24 Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise material harm to the environment	Compliant
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, Response to Submissions and supplementary information provided as part of Request for Information (RFIs); (d) in accordance with the approved plans in the table below:	Site inspection and interviews 28/02/24 Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1) Crown Development Approved Plans (23000548 / 1), TFHS-ARC-ZZ-DR-A-012 Issue E 13/10/23, TFHS-ARC-ZZ-DR-A-0501 Issue B 15/09/23, TFHS-ARC-ZZ-DR-A-0010 Issue B 15/09/23 Architectus Australia Pty Ltd	Project records indicate that the Project is being constructed in general accordance with the EIS, RtS and Supplementary information The auditee has advised that there have been no written directions from the Planning Secretary. CC1 (bulk excavation, foundations & in-ground services) issued by the Certifier on the 30/11/2023. CC1 endorsed Architectural Plans prepared by Architectus Australia Pty Ltd. CC1 also endorsed management plans and other documents under the consent for the current phase of the project. The auditee advised that documentation for CC2 (structure and façade) is currently being finalised for submission to the Certifier. It also advised that CC3 (balance of works) documentation is being prepared.	Compliant

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Interviews with auditees 28/02/24	The auditee advised that no directions have been received from the Planning Secretary.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	Interviews with auditees 28/02/24	Noted. No inconsistencies identified by the auditee or the auditor.	Not triggered
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Site inspection 28/02/24</p> <p>Development Consent SSD 26876801 23/11/23</p> <p>SINSW Notification to DPHI dated 4/12/23, re: The Forest High School (SSD 26876801): Submission of Notification for Commencement of Development in accordance with Condition B1</p>	Works under SSD26876801 commenced on the 6 December 2023.	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)	<p>Prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation relate to compliance with the BCA, BASIX and the like.</p> <p>The Certifier has verified design / documentation for the current stage of works against the approved plans.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interviews with auditees 28/02/24	No disputes with public authorities reported.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <ul style="list-style-type: none"> (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. 	<p>Interviews with auditees 28/02/24</p> <p>Construction Pedestrian and Traffic Management Plan Forest High School Relocation and Construction (CTPMP) (by TTPA, Issue E, November 2023)</p> <p>Construction Soil & Water Management Sub-Plan (CSWMP), Henry&Hymas, Rev 2, November 2023</p> <p>SINSW Notification to Residents dated 15/12/2023 re: Works Notification</p> <p>Hoarding Permit Application 23/24 Northern Beaches Council (NBC) dated 15/12/2023 applied by ADCO - to secure the construction site of the new Forest High School development.</p> <p>Email 20/12/2023 ADCO – NBC re: submission of Hoarding Permit Application for Forest HS with supplementary documentation (construction plan)</p> <p>Email 21/12/2023 from NBC-ADCO re: providing Tax Invoice Receipt to ADCO</p> <p>Tax Invoice Receipt (No. 10053997) dated 21/12/2023 issued by Northern Beaches Council – Hoarding Application Fee</p> <p>Email 21/12/2023 From NBC-ADCI re: providing Roads Act Approval – S138A2023/0075 to ADCO</p> <p>Letter 21/12/2023 from NBC – ADCO re: Roads Act Approval – S138A2023/0075</p> <p>Email 1/03/2024 SINSW-Project team re: works notice - Notice of Asbestos Removal/Disturbance Work</p> <p>Map Data provide current letterbox count and business letter box count – larger project notice distribution</p> <p>Map Date provide current letterbox count and business letter box count – smaller works notice distribution</p>	<p>The CTPMSP was submitted to Council and TfNSW prior to commencement of construction. Correspondence with Council and TfNSW regarding the CTPMSP is provided in Appendix E of the CTPMSP.</p> <p>The CSWMSP was prepared in consultation with Council. The records of consultation with Council are provided in Appendix D of the CSWMSP</p> <p>Hoarding Permit Application for the Forest High School development, dated 15/12/2023, was prepared and submitted to the Northern Beaches Council along with corresponding plans via email on 20/12/2023 by ADCO. NBC provided tax invoice for hoarding application.</p> <p>Roads Act approval received from Council on 21/12/2023 for temporary vehicle crossings.</p> <p>The auditee advised that SINSW manages project communications.</p> <p>SINSW prepared a notification to residents dated 15/12/2023 notifying of the remediation activities including the planned removal of asbestos on the 18-10 December 2023. Maps showing distribution areas sighted.</p>	Compliant
Staging				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
A9	The project may be constructed in stages as determined in consultation and to the satisfaction of the Certifier.	Interviews with auditees 28/02/24	The auditee advised that the works are to be completed in a single stage.	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A10	<p>The Applicant may:</p> <p>(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);</p> <p>(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</p> <p>(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).</p>	Interviews with auditees 28/02/24	Refer to A9.	Not triggered
A11	Any strategy, plan or program prepared in accordance with condition A10, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interviews with auditees 28/02/24	Refer to A9	Not triggered
A12	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.	Interviews with auditees 28/02/24	Refer to A9	Not triggered
A13	<p>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, program or drawing.</p>	Interviews with auditees 28/02/24	Refer to A9	Not triggered
Structural Adequacy				
A14	<p>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.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> 	<p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Fire Safety Schedule under Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 021, MBC Group 30/11/2023</p>	<p>CC1 (bulk excavation, foundations & in-ground services) issued by the Certifier. The Certifier has verified design / documentation for the current stage of works.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
			The auditee has advised that CC2 (structure & façade) documentation is currently being finalised for submission to the certifier and that CC3 documentation is being prepared.	
External Walls and Cladding				
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interviews with auditees 28/02/24 Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)	CC1 (bulk excavation, foundations & in-ground services) issued by the Certifier. The Certifier has verified design / documentation for the current stage of works. The construction of walls and claddings have not commenced. A Crown Certificate will be issued to address this item. The auditee has advised that CC2 (structure & façade) documentation is currently being finalised for submission to the certifier.	Not triggered
External Materials				
A16	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: (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.	Interviews with auditees 28/02/24 Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)	The construction of external building structures has not commenced. CC1 (bulk excavation, foundations & in-ground services) issued by the Certifier. The Certifier has verified design / documentation for the current stage of works. The auditee has advised that CC2 (structure & façade) documentation is currently being finalised for submission to the certifier.	Not triggered
Design and Construction for Bush Fire				
A17	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2018 Construction of buildings in bush Fire-prone areas or NASH National Standard Steel Framed Construction in Bush Fire Areas (as updated) as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.	Interviews with auditees 28/02/24 Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)	CC1 (bulk excavation, foundations & in-ground services) issued by the Certifier. The Certifier has verified design / documentation for the current stage of works. The auditee has advised that CC2 (structure & façade) documentation is currently being finalised for submission to the certifier.	Not triggered
A18	The project must comply with the relevant sections of <i>Planning for Bush Fire Protection 2019</i> including, but not limited to: a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant); b) Asset Protection Zones (APZs) and building construction (Table 6.8a); c) Safe operational access for emergency services personnel (Table 6.8b); and d) Water, electricity and gas (Table 6.8c)	Interviews with auditees 28/02/24 Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)	CC1 (bulk excavation, foundations & in-ground services) issued by the Certifier. The Certifier has verified design / documentation for the current stage of works. The auditee has advised that CC2 (structure & façade) documentation is currently being finalised for submission to the certifier.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Applicability of Guidelines				
A19	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.	<p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Construction Environmental Management Plan (CEMP) The Forest High School, V1 dated 4/10/2023, by ADCO</p> <p>Remedial Action Plan (RAP) The Forest High Scholl – Allanbie Road, Allambie Heights, Rev 3, dated 27/10/22, including an Unexpected Finds Management Plan</p> <p>Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO</p> <p>Construction Traffic and Pedestrian Management Plan Forest High School Relocation and Construction, Issue E dated Nov 2023 by Transport and Traffic Planning Associates (TTPA)</p> <p>Construction Noise and Vibration Management Sub-Plan, Forest High School, Rev 3, dated 10/10/23 by E-Lab Consulting</p> <p>Construction Waste Management Sub-Plan The Forest High School, Rev 3, dated 16/10/2023 by ADCO</p> <p>Construction Soil and Water Management Sub-Plan Proposed High School Allanbie Heights NSW, Rev 2, dated 15 Nov 23, by Henry&Hymas</p> <p>Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, V2, dated 28/11/23 by Kleinfelder</p> <p>Construction Flood Emergency Management Sub-Plan Proposed High School Allanbie Heights NSW, Rev 1, dated 9 Oct 23, by Henry&Hymas</p>	The project plans appear to reference the current versions of guidelines, protocols, Standards or policies. The Certifier has verified compliance with the BCA.	Compliant
A20	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 28/02/24	The auditee advised that no directions have been issued by the Planning Secretary.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Monitoring and Environmental Audits				
A21	<p>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.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Review of records under this audit.</p> <p>Interview with auditees 28/02/2024</p> <p>Site inspection on 28/02/2024</p> <p>Weekly inspection, 19/02/24, ADCO personnel covering traffic, emergency, sediment and erosion</p> <p>Weekly Inspection, 28/02/2024, ADCO personnel covering induction, housekeeping, emergency, traffic, and environmental controls</p> <p>Inspection Details for Safety Pulse, 8/02/2024, ADCO personnel covering safety, traffic, etc</p> <p>Noise and vibration monitoring (Software: Site Hive) (sighted)</p> <p>Water quality monitoring (software Dash pivot) (sighted)</p> <p>Certificate of Analysis 344051 dated 19/02/2024 issued by Envirolab Services P/L – Sample Ref No. DE-1065 date sample received 15/02/2024 (water quality analysis)</p> <p>Letter 11/12/2023 from Kingfisher Urban Ecology – ADCO re: Preclearance assessment for The Forest High School</p>	<p>Division 9.4 of Part 9 of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.), and with records retained.</p> <p>The current Independent Audit has been undertaken by WolfPeak under Condition C37 in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements 2020.</p> <p>Two incidents were notified to DPHI on the 16/02/24 and 20/02/2024 as discussed in condition A24.</p> <p>Weekly inspections by site personnel undertaken and reported in the internal system (Hammertech).</p> <p>Project records indicate that environmental monitoring has been undertaken in accordance with the consent as reported below and elsewhere in this document. Noise and vibration monitoring (Software: Site Hive): Noise monitoring R1, E1 and R3: unattended and permanent, operational since early December 23, measuring Leq15, Lmax, L10, L90. Vibration monitoring: C1, E1 and a third monitor at the entrance. Permanent monitoring sites.</p> <p>Water quality monitoring (software Dash pivot): Flocculant used, then water tested and once it meets all the criteria water is discharged in accordance with Council's permit.</p> <p>Dust: visual monitoring, water cart on site permanently.</p> <p>Preclearance assessment for the Project was conducted by Kingfisher Urban Ecology & Wetlands. On 6/12/2023, a field investigation was carried out by Principal Ecologist Elaway Dalby-Ball, along with the Consulting Arborist – March Fisher. The investigation revealed that there were no hollows or specific habitat within the proposed clearing area. The assessment outlined generic safeguards for vegetation and fauna before construction.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
			No green waste left the site, all contained in the contaminated cell. Mulch from native trees used on site.	
Access to Information				
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (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 <p>(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.</p>	<p>Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/f/the-forest-high-school-relocation.html#category-reports</p> <p>The documentation in A22 was available in the project website at the time of the audit.</p> <p>Complaints register (last updated 1 March 2024) is available in the project website.</p> <p>Non-compliance Notification SINSW to DPHI dated 9 February 2024</p>	<p>The documentation in A22 was available in the project website at the time of the audit.</p> <p>Non-compliance: A non-compliance was notified to DPHI on 9 February 2024 regarding CEMP and CEMP sub-plans not being publicly available in the project website by 4 December 2023 (48 hours before commencement of construction).</p> <p>SINSW became aware on the non-compliance on the 7 February 2024, and subsequently it uploaded the CEMP and sub plans on the 9 February 2024 in the project website. This non-compliance is closed.</p>	Non-compliant
Compliance				
A23	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Project Specific Induction Rev .02, 11/01/2024 by ADCO</p> <p>SWMS prepared by AITKEN, dated 10/11/2023, for Civil Works (including minor demolition, earthwork, stormwater & pavements)</p> <p>SWMS Details Forest High School Main Works accepted on 15/11/2023 by ADCO (maintained in Hammertech)</p>	<p>Project specific induction provided during the audit. The Induction covers, amongst other items, working hours, site access and facilities, unexpected finds, air/water quality management, emergency, traffic, sediment control, ESD and policies. In addition, ADCO advised that all employees are also required to do a general company online induction.</p> <p>Induction Register kept in Hammertech (sighted). Induction register shows people inducted,</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
		<p>Subcontractor Agreement between ADCO and AITKEN signed by Alex Aitken – reference with OHS and Environmental (including CEMP)</p>	<p>approval and test status of each personnel and other details.</p> <p>SWMSs are required for works within the site. SWMSs need to be approved prior to the works and are kept in Hammertech. Examples of SWMSs sighted:</p> <p>SWMS was prepared by AITKEN dated 10/11/2023 for the Forest High School civil works including minor demolition, earthwork, stormwater & pavements.</p> <p>Personnel certifications are kept in Hammertech (sighted).</p> <p>Subcontractor’s agreements require compliance with the CEMP.</p>	
Incident Notification, Reporting and Response				
A24	<p>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p>	<p>Incident Notification – SINSW to DPHI dated 16/02/2024, re: The Forest High School (SSD 26876801): Incident Notification – Condition A24</p> <p>Incident Notification – SINSW to DPHI dated 20/02/2024, re: The Forest High School (SSD 26876801): Incident Notification – Condition A24</p> <p>Email 30/01/2024 from EPA-SINSW re: Complaint referral - EPA-18196 and REF-NO-26894 - Water Allambie Heights</p> <p>Email 23/01/2024 from EPA – ADCO re: EPA have received a report about sediment coming off the construction site =- queries relating to current sediment management on the project site</p> <p>Email 23/01/2024 ADCO – EPA re: Response to EPA queries relating to current sediment management on the project site</p> <p>Site Inspection Report Ref. SIR 2024-02-08 for Forest High School, 08/02/2024 by H&H – work inspected: Sediment and Erosion Control</p> <p>EPA Referral Report (undated) prepared by JohnStaff (regarding the investigation undertaken in response to a request from the EPA to report on a potential incident on the</p>	<p>An incident notification was submitted to DPHI under Condition A24 on the 16/2/24 for an incident that occurred on the 16/2/24. The incident involved sediment laden water from the site scaping into the adjoining Cerebral palsy Alliance carpark and potentially into the Council stormwater council feeding into Allambie Road.</p> <p>A second incident was submitted to DPHI under Condition A24 on the 20/2/24 for an incident that occurred on 19/2/24. The incident involved sediment laden water escaping the site and suspected to have escaped into Council stormwater catchment feeding into Allambie Road.</p> <p>The incidents on the 16 and 19 February discussed above were reported to DPHI in accordance with condition A24.</p> <p>In addition, on the 19 January 2024, the EPA contacted SINSW regarding a complaint about sediment-laden leaving the site during heavy rainfall on the 13 and 14 January 2024 and entering Allambie Heights detention pond via Madison Way Reserve. The complaint originated from a resident who reported the issue to the Northern Beaches Council following heavy rainfall on 13 and 14 January 2024. The Council, in turn, reported the matter to the EPA on 15/01/2024. After initial discussion, the EPA requested on the</p>	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
		<p>13-14 January 2024 of sediment-laden waster escaping the site)</p> <p>Letter 17/01/2024 From NBC-ADCO re: Temporary Dewatering Approval at premise Lot 6 & Lot 7 Allambie Road, Allambie Heights</p> <p>Email 8/02/2024 SINW-DPHI, subject: New The Forest High School project (SSD 26876801) – failure to notify of an incident</p>	<p>23 January 2024 information about the event and on the 30 January 2024 the EPA requested SINSW an investigation and report about the incident. In response to the EPA request, Johnstaff prepared an investigation report to the EPA (EPA Referral: Sediment-laden Investigation) undated and submitted it to the EPA. The auditee advised that the EPA has not responded back to the investigation report. It is understood that the EPA inspected the site on 9 February 2024.</p> <p>On 08/02/2024, H&H conducted a site inspection and subsequently prepared a report concerning the implemented sediments and erosion controls on the project site. The report observed that the existing sediment and erosion control measures are generally in compliance.</p> <p>Project records also indicate that on the 7/02/2024 DPHI emailed SINSW indicating that it considered the matter a breach of condition A24 which will be investigated as a breach and requested SINSW to prepare an incident report. SINSW replied to DPHI in email dated 8/02/2024 providing details of the investigations undertaken and communications with the EPA on the event, future actions and concluding that <i>“following the initial concern to the EPA, the extensive investigations have concluded that there has not been an incident. As such, an incident notification was not reported to DPHI”</i>. On the 11 April 2024, SINSW advised that it had not received further correspondence from DPHI or the EPA since the email on the 8/02/24.</p> <p>Non-compliance: The episode of sediment-laden water escaping the site during heavy rainfall on the 13-14 January 2023 was known to the Project team after the EPA contacted SINSW and requested information on the 19, 23 and 30 January. The auditee did not report it to the Department immediately after becoming aware of it, but instead undertook investigations in response to the EPA request. On 8 February 2024 SINSW advised the Department that following extensive investigations it had concluded that <i>“there has not been an incident and as such as incident notification was not reported to the Department”</i>. An inspection by</p>	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
			<p>Henry & Hymas (H&H, civil engineers, specialising in stormwater engineering) conducted on the 8 February 2024 indicated that the sediment and erosion control measures were generally satisfactory and in accordance with the Sediment and Erosion Control Plan design by H&H. SSD 26876801 defines incident as “an occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause a non-compliance”. Notwithstanding, the auditor is of the opinion that, despite sediment controls being in place as discussed above and the magnitude of the rainfall event could have exceeded the capacity of the system (refer to Section 3.5), the event should had been immediately reported to the Department as soon as the Project became aware of it on the basis that the event could be considered (at that point in time) to have the potential to “threaten to cause material harm”. The matter is now with the Department and the EPA and the auditor considers this item closed for the purpose of this audit.</p>	
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	<p>Interview with auditees 28/02/24</p> <p>Incident Notification – SINSW to DPHI dated 16/02/2024, re: The Forest High School (SSD 26876801): Incident Notification – Condition A24</p> <p>Incident Notification – SINSW to DPHI dated 20/02/2024, re: The Forest High School (SSD 26876801): Incident Notification – Condition A24</p>	Incident Reports in accordance with Appendix 2 due no later than 17/3/24 and 20/3/24.	Compliant
Non-Compliance Notification				
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Non-compliance Notification SINSW to DPHI dated 9 February 2024	<p>A non-compliance was notified to DPHI on 9 February 2024 regarding CEMP and CEMP sub-plans not being publicly available in the project website by 4 December 2023 (48 hours before commencement of construction).</p> <p>SINSW became aware on the non-compliance on the 7 February 2024, and subsequently it uploaded the CEMP and sub plans on the 9 February 2024 in the project website. Refer to A22.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
A27	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.	Non-compliance Notification SINSW to DPHI dated 9 February 2024	The non-compliance notification includes the details in Condition A27.	Compliant
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 28/02/24	Refer to information provided in conditions A24 and A26.	Compliant
Revision of Strategies, Plans and Programs				
A29	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of an incident report under condition A25; b) the submission of an Independent Audit under condition C37 or C39; 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, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Incident Notification – SINSW to DPHI dated 16/02/2024, re: The Forest High School (SSD 26876801): Incident Notification – Condition A24</p> <p>Incident Notification – SINSW to DPHI dated 20/02/2024, re: The Forest High School (SSD 26876801): Incident Notification – Condition A24</p> <p>Risk Register Forest Hogh School Proj No. 3634 Version 102.05, 23/02/2024 – (revision relating to inclusion of Galaxias Climbing Fish to Environmental Risks)</p>	<p>The CEMP and subplans will need to be revised within 3 months of the Incidents reports prepared under Condition A25 and discussed in Condition A24.</p> <p>No direction from Planning Secretary to update.</p>	Not triggered
A30	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Construction Soil and Water Management Sub-Plan (CSWMSP) Rev 2 prepared by Henry & Hymas dated 15 Nov 2023, which includes Sediment and Erosion Control Plan (SECP) Rev 4 dated 15/11/23</p> <p>Sediment and Erosion Control Plan Rev 1, dated 8/9/23</p> <p>Sediment and Erosion Control Plan Rev 4, dated 15/11/23</p> <p>Sediment and Erosion Control Plan Rev 6, dated 8/02/24</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p>	<p>The CSWMSP (Rev 2) includes a SECP (Drawing 231123_CC_SE01, Rev 4). The CSWMSP is referred to in CC1. The CC1 also refers to Drawing 231123_CC_SE01(01).</p> <p>The SECP (Rev 6) has been revised and this version is uploaded in the Project website. The auditee has advised that the CSWMSP will be updated with the new SECP.</p> <p>Observation: The Sediment and Erosion Control Plan (SECP) has been subject to several revisions. The current version of the Construction Soil and Water Management Sub-Plan (CSWMSP) includes a superseded version of the SECP.</p> <p>Recommendation: Once the CSWMSP is revised with a new SECP prepared by a suitably qualified expert in consultation with Council, submit the updated CSWMSP to the Planning Secretary and the Certifier for approval.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
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.	SINSW Notification to DPHI dated 4/12/23, re: The Forest High School (SSD 26876801): Submission of Notification for Commencement of Development in accordance with Condition B1	SINSW notified DPHI on the 4/12/23 of the intention to commence construction on the 6/12/23.	Compliant
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 28/02/24	The auditee advised that the works are to be completed in a single stage.	Not triggered
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1) ADG Engineers (Aust) Pty Ltd letter to ADCO, dated 8/09/2023, re: Structural Design Certificate: CC1 Piling, including Structural drawings register.	Certified Drawings – Structural Design Certificate prepared by ADG Engineers (Aust) Pty Ltd endorsed by Associate Engineer from ADG Engineers dated 08 Sep 2023 is listed in the CC1 Approval Certificate (provided with IA1_RFI_2). Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status																																																																																																																																																																																																																																													
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B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>SINSW Notification to DPHI dated 4/12/23, re: The Forest High School (SSD 26876801): Submission of Notification for Commencement of Development in accordance with Condition B1</p> <p>Email 7/03/2024 from MBC-ADCO re: clarification on Condition B4 External Walls & Cladding</p>	<p>Construction commenced on the 6/12/23.</p> <p>The auditee has advised that façade will form part of CC2 and documentation for external walls will be provided to the Certifier as part of the CC2 documentation.</p> <p>Correspondence from MBC Group, project Certifier dated 7/03/2024 noted that the timing for Condition B4 External Walls & Cladding is to be interpreted as prior to construction of external walls and cladding, that being prior to CC2. To justify the interpretation, the certifier refers to other conditions that require documentation to be prepared "prior to commencement of any</p>	Compliant																																																																																																																																																																																																																																													

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			construction". The auditor considers the Certifier's interpretation as reasonable.	
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> 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 when requested. 	<p>Public Infrastructure Condition Survey (Pre-construction Report), by Childs Property Inspections Pty Ltd, Inspection dates 6 and 19 September 2023</p> <p>Email from ADCO to Northern Beaches Council dated 16/10/23, re: The Forest High School – Dilapidation Survey – Northern Beaches Council</p> <p>Letter 8/03/2024 from Warringah Council – Cerebral Palsy Alliance re: DA2011/1633 Lot 2733 DP 752038 187 Allambie Road</p>	<p>Pre-Construction dilapidation report issued to Council on 16 October 2023.</p> <p>Pre-Construction dilapidation report listed in the CC1 Approval Certificate.</p> <p>Services were disconnected prior to SSD works as they were done under a separate DA 2011/1633 for demolition and ancillary works. No consultation was required.</p>	Compliant
Pre-Construction Survey – Adjoining Properties				
B6	<p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential / non-residential buildings that are likely to be impacted by the development.</p>	<p>Property Condition Survey (Pre-construction Report) in accordance with AS4349.0-2007 Property Inspected Arranounbai Building, Inspection date and time: 8 September 2023 at 8:00am, by Childs Property Inspections Pty Ltd</p> <p>Property Condition Survey (Pre-construction Report) in accordance with AS4349.0-2007 Property Inspected Cerebral Palsy Building, Inspection date and time: 8 September 2023 at 8:00am, by Childs Property Inspections Pty Ltd</p> <p>Childs Property Inspections Pty Ltd Progress Report 5 Oct 2023:</p> <ul style="list-style-type: none"> - addresses: 250, 248, 246A, 224A and 220 Allambie Road, 78 and 53 Arnhem Road, and 35 and 37 Madison Way (1st and 2nd offer letters sent on 30/8/23 – 4/10/23 and 7/09/23 respectively) - surveys undertaken at 246 Allambie Road (on 19/09/23), 234 Allambie Road (on 29/09/23), 228 Allambie Road (on 19/09/23), 228 Allambie 	<p>Surveys were offered to owners of residential and non-residential buildings prior to commencement of the works in August, September and October 23 prior to the works commencing on 6 December 2023.</p> <p>Pre-construction surveys were undertaken at the Arranounbai School and Cerebral Palsy Building, and at 4 residential properties in 246, 234, 228 and 228 (granny flat) Allambie Road and in 55 Arnhem Road.</p> <p>Letters were also sent to 9 residential properties in Allambie Road, Arnhem Road and Madison Way, but the surveys were not accepted in these properties.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
		Road granny flat (on 19/09/23) and 55 Arnhem Road (on 29/09/23)		
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.	<p>Property Condition Survey (Pre-construction Report) in accordance with AS4349.0-2007 Property Inspected Arranounbai Building, Inspection date and time: 8 September 2023 at 8:00am, by Childs Property Inspections Pty Ltd</p> <p>Property Condition Survey (Pre-construction Report) in accordance with AS4349.0-2007 Property Inspected Cerebral Palsy Building, Inspection date and time: 8 September 2023 at 8:00am, by Childs Property Inspections Pty Ltd</p> <p>Childs Property Inspections Pty Ltd at 246 Allambie Road (on 19/09/23), 234 Allambie Road (on 29/09/23), 228 Allambie Road (on 19/09/23), 228 Allambie Road granny flat (on 19/09/23) and 55 Arnhem Road (on 29/09/23)</p> <p>Property Condition Survey (Pre-construction Report) in accordance with AS4349.0-2007 Property Inspected 228 Allambie Road, Allambie Heights Inspection date and time: 19 September 2023 AT 7:00AM by Childs Property Inspections Pty Ltd</p>	Pre-construction surveys were undertaken at the Arranounbai School and Cerebral Palsy Building, and at 4 residential properties in 246, 234, 228 and 228 (granny flat) Allambie Road and in 55 Arnhem Road.	Compliant
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <p>(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;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</p>	<p>Email 6/03/2024 John Staff - Stephanie Hopkins from SINSW re: providing a copy of the Property Condition Survey for the Arranounbai Building</p> <p>Email 6/03/2024 John Staff - Mel Turner from Cerebral Palsy Building re: providing a copy of the Property Condition Survey for the CPA property</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p>	<p>Pre-construction surveys were submitted to the owners and the Certifier. The auditee advised that DPHI have not requested a copy of the pre-construction surveys.</p> <p>Residential buildings not impacted by vibration, levels below triggers.</p>	Compliant
Community Communication Strategy				
B9	No later than 48 hours for government schools before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide	Community Communication Strategy (CCS) V1.0 dated 30/11/23	SINSW submitted the CCS to DPHI on the 4/12/23	Compliant

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	<p>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 commencement of operation.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant in relation to construction and operation; (ii) through which the Applicant will respond to enquiries or feedback from the community in relation to construction and operation; and (e) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p>SINSW letter dated 4/12/23, re: submission of CCS</p> <p>DPHI letter to SINSW dated 12/01/24</p> <p>General Toolbox/Site Meeting Record 28/02/2024 by ADCO – with information relating to site lockdown easter (29/03, 30/03, 31/03, 1/04 & 2/04</p>	<p>DPHI acknowledged receipt of the CCS on the 12/01/24 and noted that the CCS included the information required under condition B9.</p> <p>Complaints management are discussed in Section 3.6 of the audit report.</p> <p>Regarding complaints about trucks arriving early, the auditee advised that the vehicular gate has been relocated to Aquatic Road, before it was in front of residential areas. In addition, subcontractors have been informed of obligation to arrive within required times in a toolbox.</p> <p>The sediment-laden waters incident in January 2024 is discussed in Section 3.7 of the audit report. This was also registered as a complaint. An investigation report was provided to the EPA as discussed in section 3.7.</p>	
Social Impacts Management				
B10	<p>The Project Control Group (PCG) (an established governance system managed by the Department of Education) will manage issues arising during construction. The PCG must:</p> <ul style="list-style-type: none"> (a) meet at least monthly (or as agreed by PCG) and will include the school principals of The Forest High School and the Arranounbai School as well as the Department of Education’s Director of Learning Outcomes; (b) meet at least once prior to the commencement of construction and the entire period of construction and the three month period following commencement of operation; (c) oversee the implementation of the Community Communications Strategy required by Condition B9, which sets out procedures detailing complaints handling procedures with timeframes and accountability for resolution and procedures and mechanisms associated with regular communication with the affected receivers and stakeholders, specifically: <ul style="list-style-type: none"> (i) The Cerebral Palsy Alliance; (ii) Sunnyfield Disability Services; (iii) The Arranounbai School; (iv) Residential receivers on Allambie Road, Arnhem Road and Sunlea Place; (v) Residential receivers on Madison Way; and 	<p>Meeting Minutes – Project Control Group # 30 The Forest High School, date 24/08/23</p> <p>Meeting Minutes – Project Control Group # 32 The Forest High School, date 26/10/23</p> <p>Meeting Minutes – Project Control Group # 33 The Forest High School, date 23/11/23</p> <p>Meeting Minutes – Project Control Group # 34 The Forest High School, date 14/12/23</p> <p>Meeting Minutes - Project Control Group #35 The Forest High School 01/02/2024 2.00pm to 3.00 pm (attendees from SINSW, DoE, and John Staff)</p> <p>Meeting Minutes - Project Control Group #37 The Forest High School 28/03/2024 2.00pm to 3.00 pm (attendees from SINSW, DoE, and John Staff)</p>	<p>Project Control Group meet on a monthly basis and included the Forest High School and the Arranounbai School as well as the Department of Education’s Director of Learning Outcomes.</p> <p>The group met several times prior to the commencement of construction, minutes of meetings on the 24/08/23, 26/10/23, 23/11/23 and 01/02/24 sighted</p> <p>Meeting Minutes dated 01/02/2024 prepared by SINSW attended representative from SINS, DoE and John Staff. The minutes include the project status, detailed design, planning modification and works on project site</p> <p>Observation: Condition B10 requires the Project Control Group (PCG) to oversee the implementation of the Community Communications Strategy (CCS) prepared under Condition B9. The minutes of the PCG do not include an item regarding the implementation of the CCS.</p>	Compliant

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	<p>(vi) additional stakeholders identified as result of public exhibition and Social Impact Assessment (SIA) of the proposed development.</p> <p>(d) provide the school principals and operators with a 3-weekly look-ahead of planned construction activities;</p> <p>(e) provide direct channels of communication with the appointed builder and construction Project Managers that will last the duration of construction, relocation, and commencement of operations (where relevant); and</p> <p>(f) provide a process for rapid responses to urgent issues raised to protect and maintain the wellbeing of vulnerable community members</p>		<p>Recommendation: PCG meetings to include an agenda item regarding the implementation of the CCS prepared under Condition B9.</p> <p>An item regarding the implementation of the CCS has been added to the meetings. This observation is closed.</p>	
Ecologically Sustainable Development				
B11	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Email from Green Building Council of Australia to DoE dated 9/12/2021</p> <p>Sustainable Design Brief The Forest High School 187 Allanbie Road, Allanbie Heights, Rev 1, 23/08/2023 by E-Lab Consulting</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Request R-24863 - Eligibility Query for GS-6857DA The Forest High School Block A, C, D & E date submitted 11/01/2024 issued by Green Building Council Australia (GBCA)</p> <p>Green Star Project Manager (on-line dated 04/03/2024) for Forest High School - rating tool: Green Start – Design & Asd built v1.3, primary status: registered, desired rating: 5 Star Green Rating, rating type: new construction</p>	<p>The project was registered for 5 Star Green Star – Design & As Built v1.3 rating on the 9/12/2021.</p> <p>A Sustainable Design Brief The Forest High School 187 Allanbie Road, Allanbie Heights, Rev 1, 23/08/2023 was prepared by E-Lab Consulting with Green Star Pathway for the development.</p> <p>CC1 refers to Condition B11 and the Sustainable Design Brief.</p> <p>Since registration, the Green Star – Design & As Built v1.3 has been superseded with version Green Star Buildings v1 https://new.gbca.org.au/green-star/rating-system/design-and-built/.</p> <p>In response, the auditee contacted Green Building Council Australia (GBCA) on 11/01/2024. GBCA issued a response on 17/01/2024 under eligibility query Request R-24863 for the for GS-6857DA The Forest High School. The response noted that GBCA has reviewed the eligibility query for GS-6857DA Forest High School and confirms that the project remains eligible to be certified under a single Green Star rating using the SI NSW Campus Approach to certification. GBCA noted that The GBCA will complete the following:</p> <ul style="list-style-type: none"> • Update the registration name to "The Forest High School Block A, B, C, D, E, F, G" as well as the project description and building details. • Cancel the "GS-6862DA The Forest High School Block B, NSW" registration. 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Outdoor Lighting				
B12	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of 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) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interview with auditees 28/02/24	No lighting installation has commenced to date.	Not triggered
Environmental Management Plan Requirements				
B13	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> The <i>Environmental Management Plan Guideline</i> 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. 	<p>Construction Environmental Management Plan (CEMP) The Forest High School, V1 dated 4/10/2023, by ADCO</p> <p>CEMP Sub-Plans as detailed in B14</p>	Although the DPIE April 2020 guidelines is not specifically mentioned in the CEMP, the CEMP documents are generally consistent with the DPIE guideline and have regards to other relevant guidelines.	Compliant
Construction Environmental Management Plan				
B14	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) 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; <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(g) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(h) Biodiversity Management Sub-Plan (see condition B20);</p> <p>(i) Construction Flood Emergency Management Sub-Plan (see Condition B21); and</p>	<p>Construction Environmental Management Plan (CEMP) The Forest High School, V1 dated 4/10/2023, by ADCO</p> <p>Construction Traffic and Pedestrian Management Plan Forest High School Relocation and Construction, Issue E dated Nov 2023 by Transport and Traffic Planning Associates (TTPA)</p> <p>Construction Noise and Vibration Management Sub-Plan, Forest High School, Rev 3, dated 10/10/23 by E-Lab Consulting</p> <p>Construction Waste Management Sub-Plan The Forest High School, Rev 3, dated 16/10/2023 by ADCO</p> <p>Construction Soil and Water Management Sub-Plan Proposed High School Allambie Heights NSW, Rev 2, dated 15 Nov 23, by Henry&Hymas</p> <p>Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, V2, dated 28/11/23 by Kleinfelder</p> <p>Construction Flood Emergency Management Sub-Plan Proposed High School Allambie</p>	<p>In CC1, the certifier refers to the Construction Environmental Management Plan (CEMP) The Forest High School, V1 dated 4/10/2023, by ADCO and to all the CEMP Sub-plans.</p> <p>The CEMP and CEMP sub-plans addressed the items (a) to (j) of Condition B14.</p> <p>The Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO, includes an Unexpected Finds Protocol.</p>	Compliant

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	(j) Aboriginal Cultural Heritage Management Sub-Plan (see Condition B27).	<p>Heights NSW, Rev 1, dated 9 Oct 23, by Henry&Hymas</p> <p>Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Remedial Action Plan (RAP) The Forest High Scholl – Allanbie Road, Allambie Heights, Rev 3, dated 27/10/22, including an Unexpected Finds Management Plan</p> <p>Addendum Remedial Action Plan Forest High School 65620/155433 Rev B, 10/11/2023 by JBS&G</p> <p>Aconex Correspondence 16/11/2023 Ramboll to John Staff re: Addendum RAP - Site Auditor Review</p> <p>Email 2/11/2023 from NSW EPA Accredited Site Auditor (Ramboll) to John Staff re: Forest High School Data Gap Investigation Report</p> <p>Aconex Correspondence 14/09/2023 Ramboll to John Staff re: review of the JBS&G Forest High School – Data-Gap Investigation, Sampling and Analysis Quality Plan' dated 31 August 2023</p>		
B15	A copy of the CEMP and any Sub-Plans (including the current version and any updated versions) must be provided to the Planning Secretary within 48 hours of being requested to do so.	<p>Refer to B14</p> <p>Interview with auditees 28/02/24</p>	The auditee advised that the Planning Secretary has not requested a copy of the CEMP and subplans.	Not triggered
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <p>(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; measures to ensure the safety of vehicles and pedestrians</p>	<p>Construction Pedestrian and Traffic Management Plan Forest High School Relocation and Construction, Issue E dated Nov 2023 by Transport and Traffic Planning Associates (CPTMA)</p>	<p>The Construction Traffic and Pedestrian Management Plan Forest High School Relocation and Construction (CTPMP) (by TTPA, Nov 23) was prepared by specialists traffic and transport consultants TTPA. The CV of TTPA's traffic engineer that prepared the TTPA are attached in the CTPMP.</p> <p>The CTPMSP was submitted to Council and TfNSW prior to commencement of construction. Correspondence with Council and TfNSW</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) heavy vehicle routes, access and parking arrangements;</p> <p>(iv) upon completion of the shell of the on-site basement carpark, making the area available for use by construction workers for parking;</p> <p>(v) 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;</p> <p>(vi) 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);</p> <p>(vii) construction traffic on the western access driveway (Department of Education (DoE) shared driveway) will not be permitted during the peak DoE Arranounbai School student arrival (8:20 – 9:00 am) and departure periods (2:30 – 3:00 pm);</p> <p>(viii) ensure construction traffic maintains the posted speed limit in the western access driveway and does not park on the shared driveway; and</p> <p>(d) A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes.</p>		<p>regarding the CTPMSP is provided in the CTPMSP.</p>	
B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) generally in accordance with the recommendations in the Forest High School - Noise and Vibration Impact Assessment, Rev F dated 10 March 2023 and prepared by Resonate;</p> <p>(b) be prepared by a suitably qualified and experienced noise expert;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) include a process for unattended noise monitoring along the northern boundary of the Arranounbai School (i.e. boundary of the formal and informal play areas along the length of the boundary) during the construction works including a process for monthly review by the PCG and review on the occasion of a complaint;</p>	<p>Construction Noise and Vibration Management Sub-Plan, Forest High School, Rev 3, dated 10/10/23 by E-Lab Consulting</p>	<p>The Construction Noise and Vibration Management Sub-Plan, Forest High School, dated 10/10/23 (the CNVMSP) was prepared by experienced acoustic engineers from E-Lab Consulting. The CVs of the specialists that prepared the CNVMSP are attached in the CNVMSP.</p> <p>The CNVMSP addresses items (a)-(j) of Condition B17.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>(g) describe the community consultation undertaken to develop the strategies in condition B17(e);</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(i) 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 B13.</p>			
B18	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(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;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the status of the development areas of the site based on the validation results.</p>	<p>Construction Waste Management Sub-Plan (CWMP) The Forest High School, Rev 3, ADCO, 16/10/23.</p>	<p>The Construction Waste Management Sub-Plan (CWMP) The Forest High School, Rev 3, prepared by ADCO, 16/10/23. It addresses the requirements of Condition B18 (a), (b) and (c).</p>	Compliant
B19	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) measures to prevent groundwater contamination;</p> <p>(d) implementation of the Remedial Action Plan, prepared by Aurecon 27 October 2022 and Detailed Site Investigation Report, prepared by Tetra Tech Coffey 15 June 2021 to manage any identified contamination risks;</p> <p>(e) stormwater control and discharge;</p> <p>(f) 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';</p> <p>(g) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the site);</p> <p>(h) detail all off-site flows from the site; and</p> <p>(i) 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.</p>	<p>Construction Soil & Water Management Sub-Plan (CSWMP), Henry&Hymas, Rev 2, November 2023, which includes Sediment and Erosion Control Plan (SECP) Rev 4 dated 15/11/23</p> <p>Sediment and Erosion Control Plan Rev 1, dated 8/9/23</p> <p>Sediment and Erosion Control Plan Rev 4, dated 15/11/23</p> <p>Sediment and Erosion Control Plan Rev 6, dated 8/02/24</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Remedial Action Plan (RAP) The Forest High Scholl – Allanbie Road, Allambie Heights, Rev 3, dated 27/10/22, including an Unexpected Finds Management Plan</p> <p>Addendum Remedial Action Plan Forest High School 65620/155433 Rev B, 10/11/2023 by JBS&G</p> <p>Site Auditor email dated 2/11/23, re: The Forest HS Data Gap investigation Report</p> <p>Site Auditor Aconex communication dated 16/11/23, re: TFHS EPA Auditor</p>	<p>Construction Soil & Water Management Sub-Plan (CSWMP), Henry&Hymas, Rev 2, November 2023, prepared in accordance with the requirements of Condition B19.</p> <p>The CSWMSP has been prepared by Henry&Hymas's Frank Zhou, civil engineer specialised in stormwater engineering (Frank Zhou's CV is attached in the CSWMP).</p> <p>The CSWMSP has been prepared in consultation with Council. The records of consultation with Council are provided in the CSWMSP.</p> <p>The RAP's remedial strategy includes placement of contaminant impacted fill materials within capped and contained layers in the northern portion of the proposed sports field and sports courts in the western portion of the site. The RAP required additional investigations and a RAP update with a number of hold points. Additional investigations were undertaken in consultation in consultation with the Site Auditor and an Addendum RAP was prepared as discussed below.</p> <p>Addendum Remedial Action Plan Forest High School dated 10/11/2023 prepared by JBS&G noted that the proposed actions outlined in this Addendum RAP conform to the requirements of the Contaminated Land Management: Guidelines</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
		<p>Site Auditor Aconex communication dated 14/09/23, re: Addendum RAP – Site Auditor Review</p>	<p>for the NSW Site Auditor Scheme (3rd Edition) (EPA 2017).</p> <p>It concluded that the site can be made suitable for use as a secondary educational facility, and the risks posed by contamination can be managed in a way that adequately protects human health and the environment, subject to the implementation of the measures described in the existing Remedial Action Plan (RAP) and the addendum.</p> <p>Several communications with Louise Walkden, NSW EPA Accredited Site Auditor from Ramboll, were provided. The site auditor review on Addendum RAP through an Aconex correspondence dated 16/11/2023 noted that the resolution of the HGG migration potential ad discussed in the RAP addendum is considered suitable. Also provided the following comments:</p> <ul style="list-style-type: none"> • Section 8.1 Validation Plan overview could include assessment/validation of onsite materials for use in capping (as indicated as possible capping material in section 7.4.6 Capping Materials) and include in 8.2.2 • Table 8.2 could note that the requirements for validation of exported materials should also apply to site won soils to be used as capping. <p>Ramboll conducted a review of the Data-Gap Investigation and Sampling and Analysis Quality Plan prepared by JBS&G dated 31/08/2023. The Ramboll auditor in email dated 2/11/23 did not have major comments on the report but noted several points for clarification or inclusion in the revised Remedial Action Plan (RAP).</p> <p>Regarding Sediment and Erosion control refer to Section 3.5 of the audit report and condition A30.</p>	
B20	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report prepared by SLR and dated June 2023 and set out how these areas will be protected from construction impacts;</p>	<p>Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2, 28 November 2023</p>	<p>Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2, 28 November 2023 (BMSP).</p> <p>The BMSP was prepared by Dr Howard Rogers (PhD Forest Ecology, BSc (Forestry), with .Howard has over 25 years of experience in</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures; and</p> <p>(d) is consistent with the Vegetation Management Plan as detailed in Condition B22.</p>		<p>ecological assessments across Australia. His CV is attached to the BSMP.</p> <p>Section 3 of the BMSP addresses items (b) and (c).</p> <p>The BMSP is consistent with the Vegetation Management Plan which was also prepared by Kleinfelder's Howard Rogers (refer to Condition B22).</p>	
B21	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) include details of:</p> <ul style="list-style-type: none"> (i) the flood emergency responses during the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. 	<p>Construction Flood Emergency Management Sub-Plan Proposed High School Allambie Heights NSW, Rev 1, dated 9 Oct 23, by Henry&Hymas</p>	<p>The Construction Flood Emergency Management Sub-Plan (CFEMSP) (Henry&Hymas, 9/10/23) has been prepared by qualified and experienced civil engineers from Henry & Hymas. The CVs of specialists that prepared the CFEMSP are included in an Appendix of the CFEMSP.</p> <p>The CFEMSP addresses items (a)-(c) of Condition B21.</p>	Compliant
Vegetation Management Plan				
B22	<p>Prior to the commencement of construction, the Applicant must prepare a revised Vegetation Management Plan (VMP), that is prepared by a suitably qualified bush regenerator and a suitably qualified ecologist. Key objectives need to include the rehabilitation and reconstruction of Duffys Forest. The VMP is to:</p> <p>(a) ensure that initial weed removal and replacement planting works occur over a minimum of three years from the time of replacement planting;</p> <p>(b) be carried out in perpetuity and include appropriate monitoring and adaptive management methods; and</p> <p>(c) meet the benchmark values, as contained within BioNet Vegetation Classification, for PCT 1786.</p>	<p>Vegetation Management Plan The Forest High School, Allambie Road, Allambie NSW, V2, dated 28/11/23 by Kleinfelder (the VMP)</p>	<p>Vegetation Management Plan The Forest High School, Allambie Road, Allambie NSW, V2, dated 28/11/23 (the VMP) was prepared in accordance with Condition B22.</p> <p>The VMP includes measures for the rehabilitation and reconstruction of the Duffys Forest.</p> <p>The VMP was prepared by Dr Howard Rogers (PhD Forest Ecology, BSc (Forestry), with .Howard has over 25 years of experience in ecological assessments across Australia. His CV is attached to the BSMP.</p>	Compliant
Construction Parking				
B23	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must include the following:</p>	<p>Construction Pedestrian and Traffic Management Plan Forest High School Relocation and Construction, Issue E dated</p>	<p>The auditee advised that the Construction Worker Transportation strategy is contained within the</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) detail the provision of sufficient parking facilities onsite, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise residential streets or public parking facilities; and</p> <p>(b) encourage the use of other travel arrangements, where practical, to minimise traffic impacts in nearby public and residential streets.</p>	<p>Nov 2023 by Transport and Traffic Planning Associates (CPTMA)</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p>	<p>Construction Pedestrian and Traffic Management Plan.</p> <p>CC1 refers to “Construction Workers Transport Strategy Rev V0 prepared by ADCO dated 4 October 2023:”</p> <p>Observation: The auditee advised that the Construction Worker Transportation Strategy (CWTS) is addressed in the Construction Pedestrian & Traffic Management Plan (CPTMP). The TPMSPP indicates that the maximum number of cars is expected to be approximately 75 vehicles and that the site can accommodate approximately 50 vehicles parked on site with the remaining 25 vehicles parking on-street. The EIS indicated some worker would utilise on-street car parking which had some spare capacity. During the audit the auditee advised that the construction site does not have physical space for workers vehicle parking and that the current number of workers is a fraction of the peak workforce of 163 anticipated in the EIS (with the number of workers on site not exceeding 50 to date). The auditor notes that no parking complaints have been received to date. It is also noted that Condition C9 implies that site personnel vehicles do not need to be parked within the site.</p> <p>Recommendation: Update the CWTS in the CPTMP to reflect the site’s parking conditions and submit to the Certifier with justification of unavailability for onsite parking for construction workers’ vehicles.</p>	
Flood Management – Construction				
B24	<p>Prior to the commencement of construction, the Certifier must be satisfied that all electrical equipment, power points, wiring and connections, are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.</p>	<p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Email 7/03/2024 MBC Group – ADCO re: Condition B24 Flood Management Construction</p>	<p>In email sent by the Certifier, MBC Group, on 7/03/2024, it was indicated that Condition B24, Flood Management Construction, constituted a conditional arrangement within Appendix B of the Crown Certificate (CC1). The Certifier required the Henry & Hymas flood report to be updated prior to commencement of the relevant works, demonstrating that no parts of the development were lower than a 1% Annual Exceedance Probability flood, plus 500mm of freeboard.</p> <p>The auditee has advised that this requirement will be addressed as part of CC2 and that the Flood</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
			<p>Plan is still to be finalised to address condition B24.</p> <p>In correspondence from MBC Group, dated 7/03/2024, the Certifier also noted the interpretation for the timing “prior to commencement of construction” which has been purposefully applied to better align the construction of the relevant stage. To justify the interpretation, the certifier refers to other conditions that require documentation to be prepared “prior to commencement of any construction”. The auditor considers the Certifier’s interpretation as reasonable.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
B25	<p>Prior to the commencement of construction, verification from a suitably qualified structural engineer must be provided to the Certifier demonstrating that primary structures have been designed with flood compatible materials and components that will withstand the forces of floodwater, period of inundation and/or submerging events.</p>	<p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>Interview with auditees 28/02/2024</p>	<p>In CC1, the Certifier indicated that “In relation to Condition 25, the Civil Design Compliance Report/Statement is to acknowledge that Structural “Primary Structures” affected by the current Flood Report are no longer affected. As such, the Structural Design in relation to “compatible materials and components” is no longer subject to any Flood imposed conditions of SSD 26876801. Evidence of these amendments is to be provided to MBC Group prior to commencement.”</p> <p>The auditee has advised that this requirement will be addressed as part of CC2.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B26	<p>Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Forest High School - Noise and Vibration Impact Assessment, Rev F dated 10 March 2023, and prepared by Resonate, have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Forest High School - Noise and Vibration Impact Assessment, Rev F.</p>	<p>Interview with auditees 28/02/2024</p>	<p>Mechanical plant and equipment will be installed at a later stage of the project.</p>	Not Triggered
Aboriginal Heritage				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
B27	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) provide a copy of the Aboriginal Cultural Heritage Assessment Report, prepared by GML, dated May 2022 to Registered Aboriginal Parties, Metropolitan Local Aboriginal Land Council and Heritage NSW; and</p> <p>(b) prepare an unexpected finds procedure to explain the process of stop-work provisions should these be required.</p>	<p>Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO</p> <p>Email from GML Heritage to Johnstaff dated 20 Feb 2024, re: The Forest High Scholl Finalised ACHAR, with screenshot of submission of ACHAR to RAPs and the Metro LALC</p>	<p>GML Heritage in correspondence dated 20/2/24 to Johnstaff advised that the ACHAR was sent to Heritage NSW AHIMS (as the statutory registered established under the NSW NPW Act) – and have their communication in response and request for issue to their file share server. Heritage NSW does not send any confirmation on receipt of reports.</p> <p>It also indicated that all RAPs were issued with the final report and asked to review. The distribution email is always sent BCC. A screen shot was provided in the email which showed the issue of the ACHAR to each of the RAP email addresses from our Hightail server. NB there were no comments or responses received from the RAPs. Therefore, the ACHAR was not varied between the version issued to the RAPs and Heritage NSW.</p> <p>The Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO, includes an Unexpected Finds Protocol.</p>	Compliant
Biodiversity				
B28	<p>Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report, prepared by SLR and dated June 2023 and as detailed in the table below must be retired.</p>	<p>Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation BCT Ref. BCF674 dated 04/04/2024 issued by Biodiversity Conservation Trust NSW (\$418,145.92 paid by SINSW)</p>	<p>On 04/04/2024, Biodiversity Conservation Trust NSW issued a statement confirming the payment into the Biodiversity Conservation Fund for an offset obligation. SINSW fulfilled its biodiversity credit retirement obligations by paying the amount of \$418,145.92.</p> <p>Non-Compliance: The retirement of credits by payment to the Biodiversity Conservation Fund was undertaken after commencement of construction and vegetation clearing. The payment has been made and this item is closed.</p>	Non-Compliance

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status																		
B29	<p>The requirement to retire like-for-like ecosystem credits and species credits in condition B28 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.</p> <table border="1"> <thead> <tr> <th>Credit class</th> <th>Area to be affected (ha)</th> <th>Total number of credits</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ecosystem credits</td> </tr> <tr> <td>Duffys Forest Ecological Community in the Sydney Basin Bioregion</td> <td>0.28</td> <td>8</td> </tr> <tr> <td colspan="3">Species credits</td> </tr> <tr> <td><i>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low</i></td> <td>0.15</td> <td>1</td> </tr> <tr> <td><i>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Mod</i></td> <td>0.28</td> <td>12</td> </tr> </tbody> </table>	Credit class	Area to be affected (ha)	Total number of credits	Ecosystem credits			Duffys Forest Ecological Community in the Sydney Basin Bioregion	0.28	8	Species credits			<i>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low</i>	0.15	1	<i>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Mod</i>	0.28	12	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation BCT Ref. BCF674 dated 04/04/2024 issued by Biodiversity Conservation Trust NSW (\$418,145.92 paid by SINSW)	On 04/04/2024, Biodiversity Conservation Trust NSW issued a statement confirming the payment into the Biodiversity Conservation Fund for an offset obligation. SINSW fulfilled its biodiversity credit retirement obligations by paying the amount of \$418,145.92.	Compliant
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B30	A microbat management plan must be prepared by a suitably qualified ecologist prior to the commencement of construction which includes implementation of measures to exclude microbats from potential habitat that could be used for roosting, breeding or torpor prior to works/construction commencing.	Microbat Management Plan The Forest High School, V3.0, dated 28/11/23 prepared by Kleinfelder	A Microbat Management Plan The Forest High School, V3.0, dated 28/11/23 prepared by Kleinfelder. The ecologist that prepared the plan, Dr Cassandra Bugir, has a PhD Conservation Ecology, BSc Ecology and Evolutionary Biology. CV is appended in the plan.	Compliant																		
Operational Waste Storage																						
B31	<p>Prior to the commencement of construction of waste storage, 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:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes water supply with a hose;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	Operational Waste Management Plan The Forest High School – Allambie Heights, Rev 2, dated 3/08/2022 prepared by Foresight Environmental	Required prior to commencement of construction of waste storage. The auditee advised that the waste storage construction has not commenced, and it will form part of CC2.	Not triggered																		
Roadwork and Pedestrian Access Improvement																						
B32	<p>Prior to the commencement of construction for external roadworks and pedestrian infrastructure proposed in the EIS and RtS, the Applicant must submit plans and technical specifications for the proposed works to the satisfaction of the relevant roads authority (Council or TfNSW, as relevant):</p> <p>(a) signalisation of intersection at Aquatic Drive and Allambie Road;</p>	The Forest High School Allambie Road, Allambie Heights Assessment Letter, by TTPA, dated 4/10/23	Required prior to commencement of construction of the external roadworks. External roadworks have not commenced. Design of the roadworks is being finalised for submission to relevant road authority.	Not triggered																		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) pedestrian crossing on Rodborough Road adjacent to Allambie Road with associated pedestrian fencing and any associated streetlighting on the western boundary of Rodborough Road approaching the pedestrian crossing;</p> <p>(c) new bus zone to the west of the new pedestrian signalised intersection on Aquatic Drive;</p> <p>(d) relocation and expansion to existing bus zone on the east side of Allambie Road;</p> <p>(e) on-street pick-up/drop-off bays on the northern and southern sides of Aquatic Drive;</p> <p>(f) an accessible on-street pick-up/drop-off zone adjacent to the main pedestrian entry to the school on Allambie Road;</p> <p>(g) widening of existing shared path adjacent to the school along Aquatic Drive and Allambie Road; and</p> <p>(h) generally in accordance with the Public Domain Plans prepared by Enstruct as listed in condition A2.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Approval must be obtained for roadworks 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 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. 			
B33	<p>Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of <i>Planning for Bush Fire Protection 2019</i>.</p>	<p>Email 4/09/2023 from ADCO – Australian Bushfire Protection Planner Pty Ltd (ABPP) re: Forest HS – CC1 Requirements – Bushfire</p> <p>Email 8/09/2023 Australian Bushfire Protection Planner Pty Ltd (ABPP) to ADCO re: Forest HS – CC1 Requirements – Bushfire (B31/B33)</p> <p>Email 6/10/2023 ADCO – MBC Group re: Query with the Certifier relating to response of ABPP CC1 – Bushfire requirement under B33</p> <p>Email 6/10/2023 MBC Group – ADCO re: response of ABPP CC1 – Bushfire requirement under B33</p> <p>Certifier Approval Requirement Checklist prepared by MCB Group for CC1 – bulk excavation, foundations and in-ground services requirements dated 28/11/2023</p>	<p>Australian Bushfire Protection Planner provided reply with ADCO Forest HS – CC1 Requirements – Bushfire requirement under B33 and noted that:</p> <ul style="list-style-type: none"> • The Forest High School layout does not provide for internal roads – it provides driveway access to the underground carpark and the delivery and drop-off and pick-up areas. These are NOT internal roads, therefore B31/B33 is not relevant. • Aquatic Drive and Allambie Road are existing public roads and are not internal roads for this development. The access driveway to the existing school, located to the south of the western portion of the Forest High School, is outside the Forest High School site, was not part of the school proposal and therefore not relevant to the Condition B31/B33. <p>On 6/10/2023, ADCO submitted the ABPP response related to the Bushfire requirement under B33 to the Certifier. On the same date, the Certifier provided satisfaction.</p> <p>MCB Group conditions checklist dated 28/11/2023 refers to confirmation from Bush Fire</p>	Not triggered

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			consultant confirming condition is not applicable as no internal road are proposed for the development.	
Operational Access, Car Parking and Service Vehicle Arrangements				
B34	<p>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:</p> <p>(a) a minimum of 121 on-site car parking spaces (including 4 disabled parking space) for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</p>		The construction of operational parking and access facilities has not commenced.	Not triggered
Public Domain Works				
B35	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>		Footpath or public domain works have not commenced.	Not triggered
PART C - DURING CONSTRUCTION				
Site Notice				
C1	<p>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:</p> <p>(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;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>	<p>Interview with auditees 28/02/2024</p> <p>Site inspection on 28/02/2024</p>	<p>Non-compliance: On the day of the audit site inspection, the site notice did not have the approved hours of works or the name of the Certifier and structural engineer (refer to Photo 1)</p> <p>The site notice has been amended during the audit and now includes the information required under Condition C1. Item closed</p> <p>Observation: the amended site notice provides construction hours which do not differentiate between approved construction hours (Condition C3) and extended construction hours for works with noise levels not exceeding background plus 5dB (Condition C4)</p> <p>Recommendation: Amend notice to provide approved construction hours under C3 and optionally hours under C4</p>	Non-Compliance

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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.	Interview with auditees 28/02/2024 Hammertech (sighted) Excavator Kubota U55-4 service 31/01/24 service, next service due - after 1000hr operation Risk Assessment Report for Kutoba U55-4 11/03/23 Register of equipment on site - Hammertech	Register of equipment on site and maintenance records kept in Hammertech. The register of equipment indicates date for next service and services undertaken.	Compliant
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.	Interview with auditees 28/02/2024 General Toolbox/Site Meeting Record 28/02/2024 by ADCO – with information relating to site lockdown easter (29/03, 30/03, 31/03, 1/04 & 2/04 Complaints register (last updated 1 March 2024)	Project records indicate the construction activities, including delivery of materials, during the audit period were generally undertaken during approved construction hours except as otherwise discussed in Conditions C4 and C5. Regarding complaints about trucks arriving early, the auditee advised that the vehicular gate was relocated to Aquatic Road, as before it was in front of residential areas. In addition, subcontractors have been informed of obligation to arrive within required times in a toolbox.	Compliant
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.	Interview with auditees 28/02/2024 Noise and Vibration Monitoring software: Site Hive	Refer to C3 above. Noise and vibration monitoring (Software: Site Hive): Noise monitoring R1, E1 and R3: unattended and permanent, operational since early December 23, provide real time noise levels at adjacent landuses. This tool facilitates the contractor to ensure that construction within the extended hours comply the noise levels.	Compliant
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 and other sensitive receivers at least seven days prior to the works; or	Interview with auditees 28/02/2024	OOHW occurred on Saturday 17 February 2024. Extended hours were undertaken until 4pm under Condition C5(b) to prevent environmental harm (refer to Section 3.7 of the audit report for incident on the 16/2/24 reported to the Department). ADCO completed the extension of the council stormwater pipe to stop council stormwater from being discharged onto the bulk excavated site and reducing the potential of the water collecting sediments. The works are reportedly plan of the original approval but they were brought forward in	Compliant

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	(e) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.		preparation for wet weather. The works occurred on the North West portion of the site away from any residents. It was determined that no residents would be affected by the works, so no notification was issued under Clause C6. A Teams meeting was held on Friday 16 Feb with Council (ADCO) to inform of works (sighted).	
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.	Interview with auditees 28/02/2024	No residents affected by the emergency works, which extended to Saturday until 4pm in accordance with C4. A Teams meeting was held on Friday 16 Feb with Council (ADCO) to inform of works (sighted).	Not triggered
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.	Interview with auditees 28/02/2024	The auditee advised that no significant noisy works have been undertaken to date. Some rock breaking has been required in parts of the site which has reportedly undertaken during the required hours.	Compliant
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).	<p>Site inspection and interview with auditees on 28/02/2024</p> <p>Construction Environmental Management Plan (CEMP), The Forest High School, ADCO, V1 4/10/23.</p> <p>Construction Noise and Vibration Management Sub-Plan Forest High School, Rev 3, E-LAB Consulting, 10 October 2023</p> <p>Construction Pedestrian & Traffic Management Plan Forest High School Relocation and Construction Allambie Road, Allambie Heights, Issue E, Ref: 23154, Transport and Traffic Planning Associates (tpa) Nov 2023.</p> <p>Construction Waste Management Sub-Plan (CWMP) The Forest High School, Rev 3, ADCO, 16/10/23.</p> <p>Construction Soil & Water Management Sub-Plan (CSWMP), Henry&Hymas, Rev 2, November 2023.</p>	<p>Project records indicate that the auditee has generally implemented the CEMP and sub-plans during the audit period except as discussed below and in Table 5 of the Audit Report). The following items showing the implementation of the plans have been noted:</p> <ul style="list-style-type: none"> • Project personnel are inducted prior to any works on site. • Weekly inspections and Daily pre-start meetings are undertaken by project personnel. • Environmental monitoring is undertaken in accordance with Sub-Plans (refer to Condition A21 for details). • Remedial activities have been undertaken in accordance with the RAP. • Plant and equipment is maintained. • Pre-clearance inspection by ecologist undertaken. 	Non-compliant

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		<p>Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2, 28 November 2023</p> <p>Vegetation Management Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2, 28 November 2023</p> <p>Construction Flood Emergency Management Sub-Plan Proposed High School Allambie Heights NSW, Rev 1, dated 9 Oct 23, by Henry&Hymas</p> <p>Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, V0, dated 26/09/23, by ADCO</p> <p>Remedial Action Plan (RAP) The Forest High School – Allambie Road, Allambie Heights, NSW 2100, Rev 3, Aurecom 27 October 2022</p> <p>Toolbox on 28/2/2024 undertaken by PM on access, emergency, security, traffic</p> <p>Daily Pre-start meeting dated 3/2/23 AITKEN works on the day (civil)</p> <p>Weekly inspection, 19/02/24, ADCO personnel covering traffic, emergency, sediment and erosion</p> <p>Weekly Inspection, 28/02/2024, ADCO personnel covering induction, housekeeping, emergency, traffic, and environmental controls</p> <p>Inspection Details for Safety Pulse, 8/02/2024, ADCO personnel covering safety, traffic, etc</p> <p>Noise and vibration monitoring (Software: Site Hive) (sighted)</p> <p>Water quality monitoring (software Dash pivot) (sighted)</p> <p>Certificate of Analysis 344051 dated 19/02/2024 issued by Envirolab Services P/L – Sample Ref No. DE-1065 date sample received 15/02/2024 (water quality analysis)</p> <p>Letter 11/12/2023 from Kingfisher Urban Ecology – ADCO re: Preclearance assessment for The Forest High School Soil</p>	<ul style="list-style-type: none"> • Hoardings have been installed along the majority of the boundary with residential areas and sensitive landuses. <p>Non-Compliance: The noise barrier along the boundary with Arranounbai School does not extend to the south-western corner (i.e. north to south section) in accordance with the Construction Noise and Vibration Management Sub-Plan (CNVMSP). It should be noted that no noise complaints are known to have been received from the Arranounbai School).</p> <p>Recommendation: Install missing section of Noise barrier or, if current measures enable the Project to meet the noise criteria, amend CNVMSP to reflect current conditions and submit to the Department for approval</p> <p>Observation: The Sediment and Erosion Control Plan (SECP) Rev 4 (Henry&Hymas (H&H)) appended to the Construction Soil & Water Management Sub-Plan (CSWMP) shows 3 Sediment Basins at the site. Sediment basin 2, as shown in the SECP Rev 4, has not been constructed (noting the auditee’s advice that gas infrastructure impedes the construction of this basin at that location). Instead Basins 1 and 2 have been installed as per SECP Rev 4, and a third basin has been constructed at the southern part of the site about 100m to the east of Basin 1. Consequently Basin 2 was not in place during the sediment runoff incidents of the 13/14 January, 16 February and 9 February 2024. The part of the site where Basin 2 was to be located relies on sediment fences and some bunding for sediment/erosion control. An inspection by H&H (civil engineers, specialising in stormwater engineering) conducted on the 8/02/24 indicated that the sediment and erosion control measures are generally satisfactory and in accordance with the design by H&S. Rainfall records at BoM’s Sydney Observatory Hill showed rainfall of 62ml, 28ml and 30.7 ml on the 15 January, 16 February and 18 February respectively, which at times may have exceeded the capacity of the system. A SECP Rev 6 has been prepared by H&H which removes Basin 2. There is no evidence that</p>	

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		<p>and Erosion Control Plan Rev 4, Henry&hymas, 15/11/2023</p> <p>Soil and Erosion Control Plan, Rev 6, Henry&hymas, 08/02/2024</p>	<p>SECP Rev 6 has been prepared in consultation with Council.</p> <p>Recommendations: A suitably qualified soil erosion and sediment expert to review the latest SECP against the Bluebook, including consideration of the following:</p> <ul style="list-style-type: none"> - Install Basin 2 as per SECP Rev 4 or alternatively improve controls along the southern part of the site with consideration of additional bunding along the entire southern part of site and/or additional sediment fencing; - water runoff from all bulk excavation/exposed areas to be directed to Basins in order to capture the 1 in 20-year ARI event as per CSWMP - cover all existing and future bunding with geofabric. <p>It is also recommended that the revision of the SECP be undertaken in consultation with Council and be submitted to the Department.</p> <p>Observation: a diesel container was observed unbunded on bare unground.</p> <p>Recommendation: Store fuel and chemicals in banded areas.</p>	
Construction Traffic				
C9	All construction vehicles (excluding site personnel vehicles) must 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.	<p>Site inspection and interview with auditees on 28/02/2024</p> <p>Construction Pedestrian & Traffic Management Plan Forest High School Relocation and Construction Allambie Road, Allambie Heights, Issue E, Ref: 23154, Transport and Traffic Planning Associates (tpta) Nov 2023.</p>	No work zones required to date or likely required in the future. All construction vehicles (excluding site personnel vehicles, refer to Condition B23) are contained within the site.	Compliant
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p>	Site inspection and interview with auditees on 28/02/2024	No advertising or graffiti was observed on hoardings during the site inspection on the 28/02/2024.	Compliant

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	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.			
No Obstruction of Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection and interview with auditees on 28/02/2024	No obstruction of the public way was observed during the site inspection on the 28/02/2024.	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site inspection and interview with auditees on 28/02/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) Forest High School, Rev 3, E-LAB Consulting, 10 October 2023 Noise and vibration monitoring (Software: Site Hive) (sighted)	Project records and site inspection indicates that the auditee generally implements feasible and reasonable noise mitigation measures at the site. Except as discussed in C8 and elsewhere in this document, hoardings are installed around the site boundary, complaints are managed in accordance with the CNVMSP, noise monitoring is undertaken as discussed below, machinery is maintained, and construction hours are complied with. Noise and vibration monitoring (Software: Site Hive): Noise monitoring R1, E1 and R3: unattended and permanent, operational since early December 23, provide real time noise levels at adjacent landuses. This tool facilitates the contractor to manage noise levels at the site.	Compliant
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	Site inspection and interview with auditees on 28/02/2024 Complaints Register (last updated 1 March 2024)	Non-compliance: the complaints register shows 3 instances where construction vehicles have arrived before 6am. The auditee advised that in response the vehicular gate was relocated to Aquatic Road away from residential areas. In addition, subcontractors have been informed of obligation to arrive within required times in a toolbox. No complaints about construction vehicles arriving at the site prior the approved construction hours have been received since 10 January 2024. This item is closed.	Non-compliant
C14	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.	Site inspection and interview with auditees on 28/02/2024 Hammertech (sighted)	Equipment fitted with non-tonal reversing equipment, that is checked when the equipment is registered in Hammertech. Equipment on site has a green sticker showing that is approved to operate on site.	Compliant

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Vibration Criteria				
C15	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(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).</p>	<p>Site inspection and interview with auditees on 28/02/2024</p> <p>Noise and vibration monitoring (Software: Site Hive) (sighted)</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Forest High School, Rev 3, E-LAB Consulting, 10 October 2023</p>	<p>Vibration monitoring (Software: Site Hive): Vibration monitoring undertake in accordance with the CNVMSP at two locations E1 (next to Arranounbai School) and C1 (next to commercial land use): unattended and permanent, operational since early December 23, provide real time vibration levels at adjacent landuses. This tool facilitates the contractor to manage vibration levels at the site. The auditee has advised that no vibration exceedances have occurred to date.</p>	Compliant
C16	<p>Where vibration intensive activities are to be carried within 20 metres from Arranounbai School, only the following vibratory roller and hydraulic hammer will be used as follows:</p> <p>(a) vibratory roller up to 4 tonnes; and</p> <p>(b) small or medium hydraulic hammer.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p>	<p>The auditee has advised that vibration intensive activities have not occurred within 20m from Arranoubai School.</p>	Not triggered
C17	<p>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 C15.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p>	<p>The auditee has advised that vibration intensive activities have not occurred within 30m from residential buildings.</p>	Not triggered
C18	<p>The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Forest High School, Rev 3, E-LAB Consulting, 10 October 2023</p>	<p>The CNVMSP adopts the criteria in C15.</p>	Compliant
Tree Protection				
C19	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Aboricultural Impact Assessment prepared by Eco Logical Australia Pty Ltd dated 28 September 2022; and</p>	<p>Site inspection and interview with auditees on 28/02/2024</p>	<p>No trimming of trees located outside the site required. There are no trees located immediately adjacent to the property boundaries requiring protection (refer to photos in Appendix E).</p> <p>During the audit inspection on the 28/02/2024, trees within the site to be retained were observed protected (refer to photos in Appendix E).</p>	Compliant

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	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
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 on 28/02/2024 Complaints Register (last updated 1 March 2024)	Reasonable dust control measures were observed during the site inspection on the 18/02/2024. A water cart is on site all the time and is used as required (refer to Photo 8 in Appendix E). Visual monitoring is undertaken, including during inspections by site personnel. No dust emissions were observed during the site inspection.	Compliant
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 on 28/02/2024 Construction Environmental Management Plan (CEMP), The Forest High School, ADCO, V1 4/10/23.	Refer to C20 above. Gate 3: only heavy vehicle access, no mud on road observed during the site inspection. Under the CEMP, vehicles on site are required to cover the loads. No mud on the road observed during the site inspection.	Compliant
Imported Fill				
C22	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 © make these records available to the Certifier upon request.	Site inspection and interview with auditees on 28/02/2024 Imported Material Register	The auditee advised that no material has been imported to date to the site. The auditee has an imported material register prepared for the project in accordance with the RAP.	Not triggered
Dewatering				
C23	During construction, should groundwater be intercepted, the Applicant must: (a) obtain a Water Access Licence (WAL) under the Water Management Act 2000 unless an exemption under section 21(6) applies under the Water Management (General) Regulation 2018;	Site inspection and interview with auditees on 28/02/2024	The auditee advised that no groundwater has been intercepted.	Not triggered

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	(b) notify Council's Catchment Team if a one-off instance of dewatering of groundwater or tail water is required via the Council's email - catchment@northernbeaches.nsw.gov.au or if continuous dewatering or dewatering on multiple events is expected, a dewatering permit is required from Council's Catchment Team at catchment@northernbeaches.nsw.gov.au.			
C24	If required, a water supply work approval under the Water Management Act 2000 shall be obtained.	Site inspection and interview with auditees on 28/02/2024	This has not been required.	Not triggered
Disposal of Seepage and Stormwater				
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Letter 17/01/2024 From Northern Beaches Council (NBC) - ADCO re: Temporary Dewatering Approval at premise Lot 6 & Lot 7 Allambie Road, Allambie Heights</p> <p>Construction Soil & Water Management Sub-Plan (CSWMP), Henry&Hymas, Rev 2, November 2023.</p> <p>Water quality monitoring (software Dash pivot) (sighted)</p> <p>Certificate of Analysis 344051 dated 19/02/2024 issued by Envirolab Services P/L – Sample Ref No. DE-1065 date sample received 15/02/2024 (water quality analysis)</p> <p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p>	<p>The Northern Beaches Council, in its letter dated 17/01/2024, granted Temporary Dewatering Approval for the Project, subject to a number of conditions. The approval is valid for 1 year from the date of the approval letter. The approval includes discharge criteria to meet.</p> <p>The CSWMP, which provides for the management of stormwater collected in the Basins, is listed in CC1.</p> <p>Water quality monitoring (software Dash pivot): Flocculant used, then water tested and once it meets all the criteria water is discharged in accordance with Council's permit.</p>	Compliant
Emergency Management				
C26	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.	Project Specific Induction Rev .02, 11/01/2024 by ADCO	<p>Project specific induction provided during the audit. The Induction covers amongst other items awareness, assembly points, first aid location , working hours, site access and facilities, and OHS. In addition all employees are also required to do a general company online induction.</p> <p>Induction Register kept in Hammertech (sighted). Induction register shows people inducted, approval and test status of each personnel and other details.</p>	Compliant
Stormwater Management System				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
C27	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the Revised Civil Engineering report prepared by Enstruct, dated 13 October 2023;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)</p> <p>DWG 231123_CC1_C200 - Stormwater Miscellaneous Details And Pit Lid Schedule</p> <p>DWG 231123_CC1_C201 – OSD Tank 1 Plan Details And Sections</p> <p>DWG 231123_CC1_C202 – OSD Tank 2 Plan Details And Sections</p> <p>DWG 231123_CC1_C203- OSD Tank 3 Plan Details And Sections</p> <p>DWG 231123_CC1_C251 - Stormwater Catchment Plan</p>	<p>Operational stormwater drawings referenced in CC1.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Aboriginal Cultural Heritage				
C28	<p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML dated 19 May 2022.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p> <p>Aboriginal Cultural Heritage Assessment Report prepared by GML dated 19 May 2022</p>	<p>The recommendations of GML (19 May 2022) have been undertaken, including preparing an Unexpected Finds Procedure and distributing the document to relevant parties (for details refer to Condition B27).</p> <p>No aboriginal items identified on site or found since commencement of construction.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C29	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS;</p> <p>(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; and</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p>	<p>The auditee advised that there has been no Aboriginal heritage unexpected finds since commencement of construction</p>	Not triggered
Unexpected Finds Protocol – Historic Heritage				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
C30	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(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</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p>	<p>The auditee advised that no heritage items have unexpectedly been found on site since commencement of construction.</p>	<p>Not triggered</p>
<p>Waste Storage</p>				
C31	<p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	<p>Site inspection and interview with auditees on 28/02/2024</p> <p>Remedial Action Plan (RAP) The Forest High School – Allambie Road, Allambie Heights, NSW 2100, Rev 3, Aurecom 27 October 2022</p> <p>Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2, 28 November 2023</p> <p>Bingo monthly report (Jan, Feb 24)</p>	<p>No spoil requiring off site removal generated to date, all reused within the site as part of the cut and fill activities.</p> <p>Contaminated materials are kept on site in accordance with the RAP. The RAP's strategy includes placement of contaminant impacted fill materials within capped and contained layers in the northern portion of the proposed sports field and sports courts in the western portion of the site. The excavated materials will come from contaminant impacted fill within the site. This will allow for excavated materials to be reused as an engineering fill on site, compacted, marker layer of bidim to be installed and capped with clean site won or imported materials. A long-term environmental management plan will be prepared to manage operational stages of the development and ensure that the capping layers and playing fields are suitably maintained to exclude access to the capped materials. An EPA accredited site auditor from Ramboll, has been engaged to audit the remedial activities.</p> <p>Green waste also kept on site. Green waste from the clearing of native vegetation reused as mulch on site in accordance with the Biodiversity Management Sub-Plan.</p> <p>Asbestos impacted materials identified on site were also kept on site in accordance with the RAP.</p> <p>Demolition waste (two loads left the site) dockets to be provided by Bingo.</p> <p>Some metal recyclable waste stored on site for removal.</p>	<p>Compliant</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
			Waste containers observed on site during the site inspection on the 28/02/24.	
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Site inspection and interview with auditees on 28/02/2024	No spoil requiring off site removal generated to date, all reused within the site as part of the cut and fill activities or contained in accordance with the RAP (refer to C31).	Compliant
C33	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 on 28/02/2024	The auditee advised that no concreting has been done to date.	Not triggered
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Monthly Waste Report Jan 24 to Feb 24 prepared by Bingo Industries</p> <p>Waste Register can be generated in Hammertech (sighted).</p>	<p>The auditee advised that no spoil requiring off-site disposal has been generated to date, all excavated material is retained on site (refer to C31).</p> <p>The Monthly Waste Report for the period from Jan 24 to Feb 24, prepared by Bingo Industries, indicates that no construction waste was generated in January 2024. For February 2024, the majority of the generated waste was recyclable timber (0.672 tonne), followed by recyclable cardboard and paper (0.200 tonne). In total, 1.5 tonnes of waste were generated on site.</p> <p>Observation: a waste register including details of disposal or reuse/recycling off site destinations for each type and quantity of waste has not been generated to date.</p> <p>Recommendation: Prepare and maintain a construction waste register including details of waste classification types, tonnages, disposal or reuse destinations and removal dates.</p>	Compliant
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>Asbestos & Hazardous Building Materials Management Sub Plan (AHBMMS) Forest High School, ADCO, V1.2, 4/10/23</p> <p>Airborne Asbestos Fibre Monitoring Report dated 19/12/2023 prepared by JBS&G</p> <p>Environment Testing (Report 1054960-AFC) 18/12/2023 by Eurofins Environment Testing</p> <p>Airborne Asbestos Fibre Monitoring Report dated 21/12/2023 prepared by JBS&G</p> <p>Environment Testing (Report 1054960-AFC) 20/12/2023 by Eurofins Environment Testing</p>	<p>None remove as part of this SSD, all kept on site in accordance with the RAP (refer to Condition C31).</p> <p>Airborne Asbestos Fibre Monitoring was conducted at the project on multiple occasions to monitor the results of the removal of asbestos impacted materials within the siteworks. All reports indicated satisfactory results, conforming to the minimum action level of <0.01 fibres/mL for control monitoring, as outlined in:</p> <ul style="list-style-type: none"> • Work, Health and Safety (2017) Regulation; and 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
		Airborne Asbestos Fibre Monitoring Report dated 9/01/2024 prepared by JBS&G Environment Testing (Report 1054960-AFC) 9/01/2024 by Eurofins Environment Testing Airborne Asbestos Fibre Monitoring Report dated 10/01/2024 prepared by JBS&G Environment Testing (Report 1054960-AFC) 11/01/2024 by Eurofins Environment Testing Airborne Asbestos Fibre Monitoring Report dated 11/01/2024 prepared by JBS&G Environment Testing (Report 1054960-AFC) 11/01/2024 by Eurofins Environment Testing L01 Asbestos Clearance Certificate, Remedial Area UF02 TFHS (Rev A) dated 24/01/2024 prepared by JBS&G L02 Asbestos Clearance Certificate, Remedial Area UF03 TFHS (Rev A) dated 24/01/2024 prepared by JBS&G L03 Asbestos Clearance Certificate, Remedial Area UF04 TFHS (Rev A) dated 24/01/2024 prepared by JBS&G L04 Asbestos Clearance Certificate, Remedial Area UF05 TFHS (Rev A) dated 24/01/2024 prepared by JBS&G L05 Ground Surface Clearance Certificate, TFHS (Rev A) dated 24/01/2024 prepared by JBS&G	<ul style="list-style-type: none"> Safework NSW (2022) Code of Practice – How to Safely Remove Asbestos Asbestos Clearance Certificates were issued to the project by JBS&G upon completion of the asbestos-related works.	
Outdoor Lighting				
C36	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 interviews 28/02/2024	No external lighting has been constructed to date.	Not triggered
Independent Environmental Audit				
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Site inspection and interviews 28/02/2024 Independent Audit 1, Forest High School, WolfPeak (with audit inspection on the 28 Feb 24)	This audit, the first independent environmental audit for the construction phase of the project, was commenced within 12 weeks of the commencement of construction on the 6 December 2026. The audit was conducted in accordance with IAPAR.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
		Independent Audit Post Approval Requirements, 2020, NSW Department of Planning, Industry and Environment		
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Appendix B of this audit report. Letter from DPHI to DoE re. Independent Auditor Approval, 27/2/2024	The Auditors were approved by the Department on the 27 February 2024.	Compliant
C39	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 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Site inspection and interviews 28/02/2024	The auditee has advised that the Planning Secretary has not required the initial audit to be undertaken at different times to those specified in IAPAR.	Not triggered
C40	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 C37 of this consent, or condition C39 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 agreed by the Planning Secretary.	Interviews 28/02/2024	This is the initial independent audit. Upon completion of the audit report, the Applicant will be required to comply with this condition.	Not triggered
C41	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.	Interviews 28/02/2024	This is the initial independent audit. Upon completion of the audit report, the Applicant will be required to comply with this condition.	Not triggered
C42	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.	Interviews 28/02/2024	The project has not reached operational phase	Not triggered
Operational Readiness Work				
C43	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:	Interviews 28/02/2024	The project is in the early stages of construction, not applicable at this point in time.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	(i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (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.			
C44	Operational readiness work must only be undertaken in accordance with the details submitted under condition C43 and the following requirements: (a) no more than 15 staff are involved in operational readiness work; (b) no more than 5 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.	Interviews 28/02/2024	Refer to condition C43 above.	Not triggered
PART D - PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing.			Not Triggered
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
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.			Not Triggered
Works as Executed Plans				
D4	Prior to the commencement of operation, 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.			Not Triggered
Warm Water Systems and Cooling Systems				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
D5	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
Outdoor Lighting				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			Not Triggered
Mechanical Ventilation				
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.			Not Triggered
D8	Operational Noise – Design of Mechanical Plant and Equipment Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Forest High School - Noise and Vibration Impact Assessment, Rev F dated 10 March 2023 and prepared by Resonate have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Forest High School - Noise and Vibration Impact Assessment, Rev F.			Not Triggered
Fire Safety Certification				
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not Triggered
Structural Inspection Certificate				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
D10	<p>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:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>			Not Triggered
Compliance with Food Code				
D11	<p>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 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>			Not Triggered
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D12	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>(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 of this consent;</p> <p>(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);</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p> <p>(e) be provided to the Planning Secretary within 48 hours when requested.</p>			Not Triggered
Repair of Public Infrastructure				
D13	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(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</p>			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	(c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>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.</i>			
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.			Not Triggered
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; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.			Not Triggered
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.			Not Triggered
Public Domain Works and School/Pedestrian Crossing Facilities				
D17	Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that the Applicant has completed the public domain and pedestrian improvement works required under condition B32 to the satisfaction of the relevant road authority (Council or TfNSW, as relevant). <i>Notes:</i> <ul style="list-style-type: none"> • Approval must be obtained for roadworks 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. 			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Drop-off/Pick-up and Car Parking Arrangements				
D18	<p>Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that:</p> <p>(a) construction works associated with the proposed 121 parking, as required under B34, have been completed and that the expanded car parking facility is operational; and</p> <p>(b) works associated with all off-street drop-off/pick-up zones have been completed and are operational; and</p> <p>(c) works associated with the changes to signage to facilitate the on and off-street drop-off/pick-up zones have been completed and are ready for operational use.</p>			Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D19	<p>Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates compliance with the following requirements for secure bicycle parking and end-of trip facilities:</p> <p>(a) the provision of a minimum 121 bicycle parking spaces and 61 scooter parking spaces for use by staff visitors and students;</p> <p>(b) 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;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i></p>			Not Triggered
School/Pedestrian Crossing Facilities				
D20	<p>Prior to commencement of operation, evidence must be submitted to the Certifier that demonstrates that school/pedestrian crossings have been installed on surrounding roads in accordance with the relevant design standards and warrants met to the satisfaction of the relevant road authority, as required under Condition B32.</p>			Not Triggered
School/Pedestrian Crossing				
D21	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</i></p>			Not Triggered
School Transport Plan				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
D22	<p>Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified transport/traffic professional in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <ul style="list-style-type: none"> (i) objectives and mode 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; and (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; <p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave 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; and (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; <p>(d) include a drop-off and pick-up management sub-plan, including:</p> <ul style="list-style-type: none"> (i) detail of each drop-off and pick-up zone time of operation; (ii) staffing requirements to manage each drop-off and pick-up zone; (iii) complaints register to record complaints received in relation to drop-off and pick-up traffic, including from Council and the Northern Beaches Police Area Command; and (iv) communication arrangements to inform parents of the drop-off and pick-up management sub-plan; 			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>(e) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(f) an annual monitoring and review program for the duration of operation that includes (but is not limited to) the following:</p> <ul style="list-style-type: none"> (i) a suitably qualified Travel Coordinator must implement the objectives and strategies within the STP for three years; (ii) the review/audit by the Travel Coordinator must ensure that mode share targets are being achieved and complaints are, where possible, resolved. The result of the annual review must 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; (iii) where the annual review/audit required by condition D22(f)(ii) above identifies that mode share targets are not being met, the Applicant must implement further measures in consultation with Council and TfNSW to meet the targets prior to the next annual review/audit; (iv) 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 D22(f)(ii); (v) 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 (vi) identification of measures to be implemented where demand exceeds the capacity of bus services. <p>(g) notwithstanding D22(f) above, the Planning Secretary may consider revisions to timing to commence, extend or conclude the audit/review program, notably in instances where the Applicant demonstrates:</p> <ul style="list-style-type: none"> (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 			
D23	The methodology and review of the mode share splits in the annual review/audit identified in condition D22 must be reviewed and confirmed by an independently qualified traffic/transport professional prior to commencement of operation.			Not Triggered
Heritage Interpretation Plan				
D24	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council.			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Utilities and Services				
D25	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .			Not Triggered
Stormwater Operation and Maintenance Plan				
D26	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) must be submitted to the Certifier and Council for information. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.			Not Triggered
Signage				
D27	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			Not Triggered
D28	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not Triggered
Operational Waste Management Plan				
D29	Prior to the commencement of operation, the Applicant must prepare an Operational 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 detailed Management and Mitigation Measures provided in the RtS.			Not Triggered
Landscaping				
D30	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) and the recommendations			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	of the Bush Fire Protection Assessment, prepared by Australian Bush Fire Protection Planners Pty Limited and dated 18 August 2022.			
D31	<p>Prior to the commencement of operation, 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:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping and be consistent with the Vegetation Management Plan as detailed in Condition B22; and</p> <p>(b) be consistent with the Applicant's Management and Mitigation Measures in the RtS.</p>			Not Triggered
Asset Protection Zones				
D32	<p>Prior to the commencement of operation, Asset Protection Zones (APZ) are to be established follows:</p> <p>(a) the property around the buildings must be established as an inner protection area (IPA), in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019, as follows:</p> <p>(i) north for a distance of 35 metre wide APZ up to the lots site boundary abutting Allambie Road;</p> <p>(ii) west for a minimum distance of 67 metre wide APZ from Block G; and</p> <p>(iii) landscape gardens across the remainder of the school site.</p> <p>(b) the remainder of the school site (except for the retained Duffys Forest vegetation) must be established as an outer protection area (OPA), in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.</p>			Not Triggered
Bush Fire Evacuation and Emergency Planning				
D33	<p>Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i>.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i></p>			Not Triggered
Operational Flood Emergency Management Plan				
D34	<p>Prior the commencement of the operation, the Applicant must provide an Operational Flood Emergency Management Plan prepared by a suitably qualified and experienced person(s) 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:</p> <p>(a) incorporates and complies with all advice provided by NSW State Emergency Service at D34;</p>			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) 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> <p>(c) address the provisions of the Flood Risk Management Manual (DPE);</p> <p>(d) emergency management for the site should be in accordance with the Flood Risk Management Manual (DPE), specifically, the flood risk management guideline EM01 Support for Emergency Management Planning which provides principles and guidance on emergency management;</p> <p>(e) the flood emergency management protocols for the operational phase of the development;</p> <p>(f) 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;</p> <p>(g) details of potential flood warning time and flood notification;</p> <p>(h) detail strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES;</p> <p>(i) provide clear emergency management triggers and responses, including rainfall and water level, that require closure of the site;</p> <p>(j) 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;</p> <p>(k) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members;</p> <p>(l) details of drills, frequency and record management of the drills;</p> <p>(m) 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;</p> <p>(n) identifies clear roles and responsibilities for emergency flood management within the school;</p> <p>(o) provide clear messaging and communication protocols to, including but not limited to staff, parents and students and adjoining residential sites; and</p> <p>(p) includes clear requirements that the Plan be regularly reviewed.</p>			
D35	A copy of the Operational Flood Emergency Management Plan (required by condition D34) must be provided to the Planning Secretary for information.			Not Triggered
PART E - POST OCCUPATION				
Out of Hours Event Management Plan (School Use) Not Triggered				
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			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	<p>Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school facilities identified for school use, where applicable, restricting use before 8am and after 9pm, as well as ensuring that attendees of events have left the school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, in accordance with the recommendations of the Forest High School - Noise and Vibration Impact Assessment, Rev F dated 10 March 2023, and prepared by Resonate. 			
E2	<p>The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.</p>			Not Triggered
Out of Hours Event Management Plan (Community Use)				
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school facilities identified for community use, where applicable, restricting use before 8am and after 9pm, as well as ensuring that attendees of events have left the school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers in accordance with the recommendations of the Forest High School - Noise and 			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	Vibration Impact Assessment, Rev F dated 10 March 2023, and prepared by Resonate.			
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.			Not Triggered
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.			Not Triggered
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.			Not Triggered
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.			Not Triggered
Heritage Interpretation Plan				
E8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D24.			Not Triggered
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Forest High School - Noise and Vibration Impact Assessment, Rev F dated 10 March 2023, prepared by Resonate.			Not Triggered
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> (2017) where valid data is collected following the commencement of operation.			Not Triggered
E11	The noise monitoring program must be carried out by an appropriately qualified person, and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of 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 the Forest High School - Noise and Vibration Impact Assessment, Rev F, prepared by Resonate and dated 10 March 2023.			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
E12	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.			Not Triggered
Unobstructed Driveways and Parking Areas				
E13	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.			Not Triggered
School Transport Plan				
E14	The School Transport Plan required by condition D22 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not Triggered
Ecologically Sustainable Development				
E15	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement 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 B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered
Outdoor Lighting				
E16	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.			Not Triggered
Landscaping				
E17	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.			Not Triggered
Asset Protection Zones				
E18	The asset protection zones required by condition D32 must be maintained for the duration of occupation of the development.			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
Bush Fire Emergency Management and Evacuation Plan				
E19	The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by condition D33.			Not Triggered
Vegetation Management Plan				
E20	The site must be managed and operated in accordance with the VMP required by condition B22.			Not Triggered
Flood Emergency Management Plan				
E21	The site must be managed and operated in accordance with the Operational Flood Emergency Management Plan required by condition D34.			Not Triggered
E22	The Operational Flood Emergency Management Plan in condition D34 must be implemented for the lifetime of the consent.			Not Triggered
Signage				
E23	All signage approved under this consent must be maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.			Not Triggered
E24	The illumination of signage and LED screen/s must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.			Not Triggered
E25	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> .			Not Triggered
	The LED signs must: (a) not dazzle or distract drivers due to colouring of the digital content; (b) not 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) not be able to be mistaken as an instruction to drivers; (d) not display advertising or messages which contain fully animated or video/movie style advertising or images; (e) not display advertising material unrelated to the school; (f) not be used for any live television, satellite, internet or similar broadcast;			Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit findings and recommendations	Compliance Status
	(g) not emit sound; and (h) have a default setting that will display an entirely black display area when no content is being displayed or if a malfunction occur.			

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-26876801-PA-4

Melissa Mu
Assistant Project Officer
DEPARTMENT OF EDUCATION
SUITE 9 259 GEORGE STREET
SYDNEY New South Wales 2000
27/02/2024

Sent via the Major Projects Portal only

Subject: Independent Auditor Nomination for New The Forest High School (SSD – 26876801)

Dear Ms Melissa Mu

I refer to your request for the Planning Secretary's agreement to the independent auditors nominated for the Independent Audits of the New The Forest High School, SSD – 26876801 (the **Consent**), submitted to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 8 February 2024, as required by Condition C38 of the Consent (our Ref: SSD-26876801-PA-4).

NSW Planning has reviewed the nominated independent auditors and based on the information you have provided is satisfied that Ricardo Prieto-Curiel and Ana Maria Munoz are suitably qualified, experienced, and independent.

In accordance with Condition C38 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements (2020)*, as nominee of the Planning Secretary, I agree the following independent audit team from Wolfpeak:

- Ricardo Prieto-Curiel (lead auditor), and
- Ana Maria Munoz (lead auditor)

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements (2020)*. Failure to meet these requirements will require revision and resubmission.

The agreement for the audit team listed above is for the Construction Independent Audits and the First Operational Independent Audit only. However, NSW Planning reserves the right to require an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Damien Smith, Senior Compliance Officer at compliance@planning.nsw.gov.au

Yours sincerely



Team Leader Compliance Metro

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

The Forest High School - SSD 26876801 - Independent Environmental Audit 1

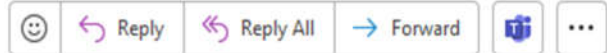


Ricardo Prieto-Curiel

To  DPE PSVC Compliance Mailbox

Cc  Joyce Acierda;  Elizabeth D'Olier;  Cihan Kurultay;  Patrick Wright

Bcc  Ricardo Prieto-Curiel



Tue 13/02/2024 11:28 AM

Dear Sir/Madam,

I am one of the certified auditors engaged to undertake the independent environmental audit of the new Forest High School – SSD 26876801 (the Project). Whilst we are waiting for the Department of Planning, Housing and Infrastructure (the Department)'s approval of the audit team, we have commenced the audit process in order to meet the required audit timeframes under SSD 26876801.

I am currently preparing to undertake the first construction phase independent audit of the Project. The audit is required to be conducted in accordance with SSD 26876801 Schedule 2 conditions C37 to C42, 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-forest-high-school>

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 **28 February 2024**, 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 concerns/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.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards

Ricardo Prieto-Curiel

Principal Environmental and Planning Specialist

FW: The Forest High School - SSD 26876801 - Independent Environmental Audit 1



Damien Smith <Damien.Smith@dpie.nsw.gov.au>

To Ricardo Prieto-Curiel



Reply

Reply All

Forward



Wed 13/03/2024 3:13 PM

You replied to this message on 13/03/2024 3:22 PM.



Good morning Ricardo,

Thank you for your time on the phone.

As discussed, NSW Planning conducted an inspection of the site on 29 February 2024. I have some concerns regarding the removal of basin 2 (indicated in Red on Rev 4) from the Soil and Water Management Plan. The area where basin 2 was initially located has an earthen bund at the South Eastern corner, however the southern boundary (indicated with Yellow on Rev 6) was only bunded for a small portion of the boundary – with the remaining area being sediment fencing only (photo 1).

I understand that this site triggers the requirements for runoff to be captured in sediment basins under the blue book, and it appears that there is a risk of runoff being able to escape the site along the southern boundary (through sediment fencing) without being captured by a sediment basin.

I note that the original soil and water management plans up to (and including) Revision 5 included a sediment basin in this area (marked as Basin 2) was required up until Rev 6 dated 8 February 2024, however, it does not appear that a sediment basin in this location was ever constructed.

Can you please review the proposed sediment controls in particular, the controls in the vicinity of where Basin 2 was initially located.

Can you also provide a brief comparison of whether these controls are consistent with the minimum standards of the 'blue book'.

NSW Planning does not require any additional matters to be included in the audit other than those already required by the Conditions of Consent and the *Independent Audits Post Approval Requirements 2020*. If you have any questions please feel free to contact me to discuss.

Best Regards

Damien Smith
Senior Compliance Officer – Government Projects




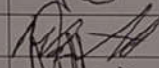
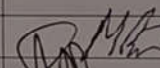

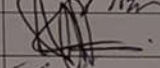
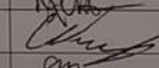
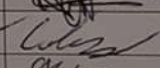
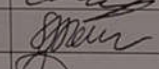
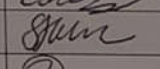

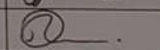
Planning & Assessment | Department of Planning, Housing and Infrastructure
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au





APPENDIX D – ATTENDANCE SHEET




INDEPENDENT AUDIT MEETING ATTENDANCE RECORD




PROJECT (NAME AND APPROVAL NUMBER)		New Forest High School SSD 26876801		
LOCATION:		189 Allambie Road, Allambie Heights, NSW		
DATE/TIME (Opening Meeting):		DATE/TIME (Closing Meeting):		
Lead Auditor:	Ricardo Prieto-Curiel	Audit Scope:	SSD 26876801 Schedule 2 Parts A, B and C	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Liz Dolier	Senior Project Manager	Johnstaff		
Tanya Walsh	safety Advisor	AOCO		
Mike Butterworth	Senior Site Manager	ADCO		
ANTHONY PETKOVIC	SNR HSE	ADCO		
Cihan Kurugtay	Project Manager	Johnstaff		
Stuart Porter	Project Engineer	ADCO		
DAVID LOCK	PROJECT MANAGER	AOCO		




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
1a	Site Notices (as observed during audit inspection)	
1b	Site Notice (amended after audit inspection)	




No.	Comment	Photograph
2	Boundary Hoarding along Aquatic Drive	
3	Traffic signage at Allambie Road	
4	Site view (to the west) from office sheds near Allambie Road	




No.	Comment	Photograph
5	Site view towards the eastern end tree protection area	
6	Protected tree at the northern side of site	
7	Tree protection area with mulch produced from native tree clearing	



No.	Comment	Photograph
8	Permanent water cart on site	
9	Heavy vehicular access at Aquatic Drive applied with ballast, and wheel wash next to access (photo to the right)	
10	Waste bins	

No.	Comment	Photograph
11	Chemical storage and a diesel container outside storage	
12	Flocculant used for basins' water treatment	

No.	Comment	Photograph
13	Boundary hoarding along School	
14	Sediment basin 2	
15	Sediment basin 1 (right hand side end)	

No.	Comment	Photograph
16	Earthworks	
17	Stormwater headwall discharge point	
18	Site boundary with Arranounbai School behind the tree. Acoustic hoarding interrupted in that corner	

No.	Comment	Photograph
19	Site boundary with Arranounbai School, additional stormwater fencing recommended during audit	
20a	Stormwater diversion bunding at the mid southern part of the site	
20b	Stormwater diversion bunding and sediment fencing at the mid southern part of the site (view the higher northern part of the site) – DPFI photo	

No.	Comment	Photograph
20c	Mid southern part of site, discontinued bunding and sediment fencing - DPHI photo	
21	Excavated area levelled	
22	Metal scrap for recycling and speed limit sign for internal vehicles	

No.	Comment	Photograph
23	Sediment basin 3 and site sheds in the background	 <p>A photograph showing a large, rectangular sediment basin filled with muddy water. The basin is enclosed by a metal mesh fence. In the background, there are several white site sheds with green accents. The ground around the basin is dirt and appears to be under construction.</p>
24	South-eastern corner of site with Allambie Road in the background	 <p>A photograph showing the south-eastern corner of the site. The foreground is a large area of muddy water. In the background, there is a residential street with houses and trees, identified as Allambie Road. The site is bordered by an orange safety fence.</p>



APPENDIX F – AUDITOR DECLARATION


Project Name:	The Forest High School
Consent Number:	SSD 26876801
Description of Project:	Construction and operation of new government high school. Relocation of The Forest High School from its current site to a new site on Allambie Road, Allambie Heights.
Project Address:	187 Allambie Road, Allambie Heights, NSW
Proponent:	Department of Education
Title of Audit	Independent Audit No. 1 The New Forest High School
Date:	27 March 2024

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:	Ricardo Prieto-Curiel
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global – Certificate #15160) Registered Environmental Assessment Practitioner (REAP) (46189) Bachelor of Biological Sciences – Autonomous University of Madrid Spain 1986 Masters in Environmental Toxicology – UTS Sydney 1997
Company:	WolfPeak Pty Ltd