

INDEPENDENT AUDIT NO. 5 – AUDIT REPORT

THE NEW FOREST HIGH SCHOOL | SSD-26876801

APRIL 2026

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CONTENTS

Contents	ii
List of figures	iii
List of tables	iii
EXECUTIVE SUMMARY	2
1. Introduction	4
1.1. Project Overview	4
1.2. Approval Requirements for Independent Audit	6
1.3. Audit Team	6
1.4. Audit Objectives	7
1.5. Audit Scope	7
2. Audit methodology	9
2.1. Audit Process Overview	9
2.2. Audit Process Detail	9
2.2.1 Audit initiation	9
2.2.2 Preparing audit activities	9
2.2.3 Consultation	9
2.2.4 Meetings	11
2.2.5 Interviews	11
2.2.6 Site inspection	11
2.2.7 Document review	12
2.2.8 Generating audit findings	12
2.2.9 Compliance evaluation	12
2.2.10 Evaluation of post approval documentation	12
2.2.11 Completing the audit	13
3. Audit findings	14
3.1. Approvals and Documents Audited, and Evidence Sighted	14
3.2. Summary of Compliance	15
3.3. Adequacy of Environmental Management Plans, Sub-Plans and Post Approval Documents	23
3.4. Summary of Notices from Agencies	23
3.5. Other Matters Considered Relevant by the Auditor or DPHI	24

3.5.1 Stormwater management, erosion and sediment control, site stabilisation.....	24
3.5.2 Assessment of Part D of the Consent	25
3.5.3 Temporary footpath works	26
3.5.4 Actions between MOD-3 completion and MOD-4 approval	26
3.6. Complaints	27
3.7. Incidents	27
3.8. Actual Versus Predicted Impacts	27
4. Conclusions	32
Limitations.....	33
Appendix A – SSD-26876801 Conditions of Consent.....	34
Appendix B – Planning Secretary Agreement of Independent Auditors	95
Appendix C – Consultation Records	96
Appendix D – Audit Attendance Record.....	98
Appendix E – Site Photos.....	100
Appendix F – Auditor Declaration.....	112

LIST OF FIGURES

Figure 1: Regional Context Map (Source: WolfPeak, Reference: Assessment report, 23 Nov 2023)	5
Figure 2: School Site Layout Plan (Source: WolfPeak, Reference: EIS from DFP, 1 Nov 2022).....	6

LIST OF TABLES

Table 1: Audit Team.....	7
Table 2: Audit Meeting Personnel Interviewed	11
Table 3: Compliance status descriptors	12
Table 4: Status of findings from the Fourth Independent Audit (IA4)	17
Table 5: Findings, recommendations and Applicant Response from the Fifth Independent Audit (IA5).....	18
Table 6: Summary of Predicted Versus Actual Impacts for key construction assessment issues ..	28

ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
the Applicant	SINSW
BCA	Building Code of Australia
CC	Crown Certificate
Certifier	Principal Building Certifier (MBC Group)
CEMP	Construction Environment Management Plan
COLA	Covered outdoor learning areas
Conditions	Condition of Consent
CPESC	Certified Professional in Erosion & Sediment Control
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
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
H&H	Henry & Hymas
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements 2020
NBC	Northern Beaches Council
OSD	On Site Detention
the Project	The Development as described in the EIS documents and approved under SSD-26876801
POEO Act	<i>Protection of the Environment Operations Act 1997 (NSW)</i>
RtS	Response to Submissions
SECP	Sediment and Erosion Control Plan
SI	School Infrastructure
SSD	State Significant Development
TfNSW	Transport for New South Wales
TFHS	The Forest High School
TPZ	Tree Protection Zone

EXECUTIVE SUMMARY

NSW Department of Education - School Infrastructure (SI) (the 'Applicant') proposes to relocate the Forest High School from its existing location within the proposed Frenchs Forest Precinct to a new location in Allambie Heights (the 'Project'). 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.

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 area').

Development consent for the Project was granted under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as State Significant Development (SSD) 26876801 by the Executive Director of Infrastructure Assessments of the (then) Department of Planning and Environment (the Department) on 23 November 2023, subject to a number of conditions ('Conditions'). The Project has been modified on three occasions, the most recent being approved on 27 November 2025 (MOD-3), which involved staged operation to align with the construction and delivery of public domain and road infrastructure upgrades.

Johnstaff has been appointed by SI as the Project Manager of the Project. ADCO Constructions Pty Ltd (ADCO) has been appointed as the Main Works Contractor delivering the works. Together they form (the 'auditee/s'). Construction commenced in early December 2023 with completion scheduled for mid-2025.

This Audit was undertaken in accordance with the SSD-26876801 Conditions of Consent C37 to C38 and the Department's 2020 document titled *Independent Audit Post Approval Requirements* (IAPAR). The 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.

WolfPeak was engaged as the Independent Auditor for the Project. The Lead Auditor was approved by the Department on 27 February 2024 in accordance with Schedule 3 Condition C38 of the consent.

This Audit Report presents the outcomes of the fifth Independent Audit (IA5) for the construction of the Project covering the period from 8 August 2025 to 23 February 2026 (the 'audit period'). The site inspection was conducted on 23 February 2026.

During the audit period, the eastern part of the school site, including the school buildings and areas in between, have been completed and handed over to the school for operation which commenced on the 2 February 2026. This included completion and commissioning of Blocks A-G, assembly court, and associated landscaping. Stage 1 public domain works have also been completed. The western part of the school including the sports field, sports courts and associated landscaping was nearing final construction during the on site audit, with final slab pouring remaining to complete the playing fields.

Summary of Findings

The overall outcome of the Audit was generally positive. Compliance records for the construction phase were organised and available during the site inspection, interviews with Project personnel and upon request to the auditee.

Relevant compliance documentation and records were generally being collected and reported as required to provide verification of compliance with statutory requirements. The auditees were cooperative and responsive to the Auditors requests and requirements of the audit.

In Summary:

- There were one hundred and eighty-four (184) Conditions assessed.
- Eighty-eight (88) Conditions were considered by the Auditor to be compliant.
- Four (4) non-compliances with construction related conditions were identified during the Audit relating to:
 - Consistency of construction works with EIS documents (Condition A21).
 - Notification to Certifier of review of management plans (Condition A29) (this non-compliance has been closed).
 - Frequency of Project Control Group (PCG) meetings (Condition B10).
 - Implementation of the CEMP and Sub-plans (specifically related to erosion and sediment control) (Condition C8).
- Non-compliances with Part D Conditions D4, D6, 12A, D15A, D20A, D30, D32 were reported by the applicant to the Department on 6 February 2026. These relate to the school commencement of operation prior to completion of works to the western side of the site, including the sports field, sports courts and associated landscaping. Part D conditions are not part of the scope of this audit, and will be covered in the upcoming operational audit.
- Ninety-two (92) Conditions were considered by the Auditor to be not triggered.
- In addition to the above, three (3) observations were identified relating to:
 - Completion of Stage 1 public domain works (A9A) (this observation has been closed)
 - Review of SECP updates and controls by suitably qualified personnel (B19).
 - Implementation of the CEMP and Sub-plans (including maintenance of erosion and sediment controls, storage of hazardous substances, and housekeeping) (C8) (this observation has been closed).

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team 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 (SI) 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 was granted by the delegate for the Minister for Planning and Public Spaces 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.

Three modifications of SSD-26876801 have been granted by the Minister for Planning's delegate as follows:

- Modification 1 (MOD-1) for external and internal design alterations, relocation of bicycle parking and plant location, and reconfiguration of the loading bay was granted by the Department's Team Leader Social Infrastructure Assessments on 25 July 2024; and
- Modification 2 (MOD-2) to remove an additional 11 trees and revise the Tree Retention and Removal Plan was granted by the Team Leader Social Infrastructure Assessments on 19 July 2024.
- Modification 3 (MOD-3) approved on 27 November 2025, which involves staged operation to align with staged construction of public domain and road infrastructure, with Stage 1 including all approved road infrastructure except for signalised intersection upgrades works to Aquatic Drive and Allambie Road and removal of temporary pedestrian crossing on Aquatic Drive, which will be carried out in Stage 2.

Modification 4 (MOD-4) is currently under assessment. This modification involves proposed retention and upgrade of the existing roundabout on Aquatic Drive/Allambie Road rather than replacing the roundabout with a signalised intersection as previously approved.

Johnstaff has been appointed by SI as the Project Manager of the Project and ADCO has been appointed as the Main Works Contractor delivering the works. Together, along with SI, they form the auditee/s. MBC Group are the Principal Certifying Authority (Certifier) for the Project. Construction commenced in early December 2023 with completion scheduled for mid-2026.

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, the school layout plan is presented in Figure 2.



Figure 1: Regional Context Map (Source: WolfPeak, Reference: Assessment report, 23 Nov 2023)



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

The Project has progressed significantly across multiple areas. The eastern part of the school site, including the school buildings and areas in between, have been completed and handed over to the school for operation which commenced on the 2 February 2026. This included completion and commissioning of Blocks A-G, assembly court, and associated landscaping. Stage 1 public domain works have also been completed. The western part of the school including the sports field, sports courts and associated landscaping was nearing final construction during the on site audit, with final slab pouring remaining to complete the playing fields. At the time of the on-site audit, the eastern part of the school was operational.

1.2 Approval Requirements for Independent Audit

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

1.3 Audit Team

In accordance with Condition 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 who performed the auditing work is shown on Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
[REDACTED]	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No 15160) Registered Environmental Assessment Practitioner Masters in Environmental Toxicology

Approval of the Lead Auditor was provided by the Department on 27 February 2024. The letter of approval is presented in Appendix B and Auditor's declaration of independence is attached in Appendix F.

1.4 Audit Objectives

The objective of this Audit is to satisfy 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 fulfil the requirements of Condition C37, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project.

1.5 Audit Scope

This Audit Report presents the findings of the fifth Independent Audit (IA5) on the Project, covering the period 8 August 2025 to 2025 to 23 February 2026 (audit period).

This Audit adopts the 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, 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.

Conditions of within the scope of this audit are those in Parts A, B, and C of the Consent.

2. AUDIT METHODOLOGY

2.1 Audit Process Overview

The Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* 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 checklists) and distributed to the Project team in preparation for the Audit.

2.2.3 Consultation

On 9 February 2026, WolfPeak consulted with the Department to obtain their input into the scope of the Audit and for confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department responded on the 10 February 2026. On 12 February 2026, WolfPeak consulted with the NSW Environment Protection Authority and Northern Beaches Council who responded on 21 February 2026 and 12 March 13 2026, respectively. A summary of feedback provided by all consulted parties is shown in Table 2 and the correspondence is included in Appendix C.

Table 2: Areas of focus raised during consultation

Stakeholder	Areas of Focus	How was addressed
Department of Planning, Housing and Infrastructure	The Department received an incident notification (Major Projects Portal ref: SSD-26876801-PA-63) related to a discharge of sediment laden water from the Project on 17 January 2026. Therefore, assess against the following Conditions: 1. Conditions B19 and C8: Implementation of the Construction Soil and Water Management Sub-Plan. Assess sediment, erosion, and stormwater discharge controls onsite during the	Section 3.5 & Appendix A

	audit site inspection and review records demonstrating compliance throughout the audit period. 2. Condition C25: Implementation of provisions made to collect and discharge stormwater drainage during construction (to the satisfaction of Certifier). Stage 1 of the Project commenced operation on 2 February 2026. This resulted in a number of breaches of the Consent which were notified to the Department (Major Projects Portal ref: SSD-26876801-PA-66) on 6 February 2026. 3. Part D of the Consent (Prior to Commencement of Operation): Assess compliance with Part D of the Consent (Prior to Commencement of Operation). If the auditor considers this to be outside of scope, justification must be provided in the audit report. Also consult with the NSW Environment Protection Authority and local council.	
Environmental Protection Authority	The EPA notes that the site has previously experienced sediment and erosion management challenges, particularly sediment movement off site during periods of high or intense rainfall and areas where disturbed surfaces were not adequately stabilised. Looking ahead, the primary concern is the potential mobilisation of sediment from bare or incompletely stabilised areas once construction is completed. We request that the audit includes an examination of how long-term erosion risks will be managed, with confirmation that all disturbed areas will be properly stabilised, maintained, and monitored to prevent sediment movement following demobilisation. It may also be useful to examine whether the temporary erosion and sediment controls are set up to carry the site safely through the transition to final rehabilitation.	Section 3.5 & Appendix A
Northern Beaches Council	Due to multiple pollution events that occurred during the construction period, including most notably on 24 June 2024 (Notice 3509552) and 11 September 2025 (Notice 3513761), Council requests that the audit specifically assess the adequacy and effectiveness of the erosion and sediment control measures implemented during construction; and the proponent's response to pollution events, EPA regulatory actions, and associated environmental risks to the receiving catchment. The only construction related concerns are in relation to the two sections of footpath along the school frontage that have a temporary surface awaiting Sydney Water to modify their assets, as well as a missing section of pedestrian fence at the same location.	Section 3.5 & Appendix A

	Other items that of concern relate to the matters between approved Mod 3 actions and the items which require to have Mod 4 determined prior to the completion of all works.	
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Consultation records are presented in Appendix C.

2.2.4 Meetings

The opening meeting was held on 23 February 2025 at the construction site with Project personnel and the WolfPeak auditor. During the opening meeting, the objectives and scope of the Audit, the resources required, overview of the Project and status of the works and methodology to be applied were discussed.

A closing meeting was carried out 23 February 2025 where the preliminary audit findings were presented, recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews on 23 February 2025 with key Project 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 a detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Audit Meeting Personnel Interviewed

Name	Role	Organisation
██████████	Project Director	Johnstaff
██████████	Project Engineer	ADCO

2.2.6 Site inspection

The on-site audit activities included an inspection of the work activities for Stage 2, including civil works, stormwater, structural works, concrete floor slabs, and inground services installation 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 23 February 2026, 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 primary documents reviewed are presented in Section 3.1. Evidence gathered during the Audit is referenced in the compliance tables presented in Appendix A.

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
- site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table in Appendix A, using the descriptors below:

Table 3: Compliance status descriptors

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

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

The Audit Report was distributed to the Applicant 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, Executive Director, Infrastructure Assessment, DPHI
- *The New Forest High School State Significant Development Assessment (SSD-26876801)*, 23 November 2023, MOD-1: 25 July 2024, MOD-2: 19 July 2024, and MOD-3: 27 November 2025
- *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
- *Staged Crown Approval Certificate 24000201/3 (CC3)*, MBC Group, 25 September 2024
- *Staged Crown Approval Certificate 24000201/3 (CC4)*, MBC Group, 27 June 2025
- *Staged Crown Approval Certificate 24000201/3 (CC5)*, MBC Group, 9 January 2026
- *Construction Environmental Management Plan (CEMP), The Forest High School*, ADCO, 2 February 2026, Version 5.0
- *Construction Noise and Vibration Management Sub-Plan Forest High School*, E-LAB Consulting, 7 July 2025, Revision 4
- *Construction Pedestrian & Traffic Management Plan Forest High School Relocation and Construction Allambie Road, Allambie Heights*, Ref: 23154, Transport and Traffic Planning Associates (TTPA) July 2024, Issue H
- *Construction Waste Management Sub-Plan (CWMP) The Forest High School*, ADCO, 20 May 2025, Revision 3.5
- *Construction Soil & Water Management Sub-Plan (CSWMP)*, Henry & Hymas, 2 August 2024, Revision 4
- *Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW*, Kleinfelder, 31 July 2024, Revision 2.1
- *Vegetation Management Plan The Forest High School Allambie Road, Allambie NSW*, Kleinfelder, 28 November 2023, Revision 2.0

- *Construction Flood Emergency Management Sub-Plan Proposed High School Allambie Heights NSW*, by Henry & Hymas, 9 October 2023, Revision 01
- *Aboriginal Cultural Heritage Management Sub-Plan the Forest High School*, ADCO, 26 September 2023, Version 0
- *Remedial Action Plan The Forest High School – Allambie Road, Allambie Heights, NSW 2100*, Aurecon, 27 October 2022, Revision 3
- *Asbestos & Hazardous Building Materials Management Sub Plan (AHBMMSP) Forest High School*, ADCO, 20 May 2025, Version 2.6
- *Microbat Management Plan the Forest High School*, ADCO, 31 July 2024, Revision 3.1
- *Sediment Erosion Control Plan for Stage 2 Rev B*, 16 February 2026 by Henry & Hymas

Further evidence is referred to within the checklist in 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. Detailed findings against each requirement are presented in Appendix A.

In Summary:

- There were one hundred and eighty-four (184) Conditions assessed.
- Eighty-eight (88) Conditions were considered by the Auditor to be compliant.
- Four (4) non-compliances with construction related conditions were identified during the Audit relating to:
 - Consistency of construction works with EIS documents (Condition A21).
 - Notification to Certifier of review of management plans (Condition A29) (this non-compliance has been closed).
 - Frequency of Project Control Group (PCG) meetings (Condition B10).
 - Implementation of the CEMP and Sub-plans (specifically related to erosion and sediment control) (Condition C8).
- Non-compliances with Part D Conditions D4, D6, 12A, D15A, D20A, D30, D32 were reported by the applicant to the Department on 6 February 2026. These relate to the school commencement of operation prior to completion of works to the western side of the site, including the sports field, sports courts and associated landscaping. Part D conditions are not part of the scope of this audit, and will be covered in the upcoming operational audit.
- Ninety-two (92) Conditions were considered by the Auditor to be not triggered.
- In addition to the above, three (3) observations were identified relating to:
 - Completion of Stage 1 public domain works (A9A) (this observation has been closed)

- Review of SECP updates and controls by suitably qualified personnel (B19).
- Implementation of the CEMP and Sub-plans (including maintenance of erosion and sediment controls, storage of hazardous substances, and housekeeping) (C8) (this observation has been closed).

There were no findings from the previous Audits that remained open at the completion of the last Audit (IA4, conducted August 2025), as all had been addressed and closed out prior to the completion of the previous Audit Report as presented in Table 4. It was noted however, that one recommendation was investigated during IA5. Comments are presented in Table 4.

Table 4: Status of findings from the Fourth Independent Audit (IA4)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Applicant Response / Proposed Action	Status
IA4-01	C8	Observation	<u>Implementation of Management Plans</u> The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Observation: During the site audit inspection conducted on 7 August 2025, it was observed that: - a section of silt fencing was missing along the boundary adjacent to Cerebral Palsy Alliance; - not all stormwater pits were adequately protected, with four of them identified as needing attention; and - housekeeping around Gate 5 requires improvement. Refer to photos in Appendix E (IA4 Report).	Contractor to repair silt fence along the site boundary adjacent to Cerebral Palsy Alliance, provide protection to all stormwater pits and always maintain housekeeping practices. Completed actions: Prior to finalisation of the Audit Report for IA4, the contractor actioned all the observation as follows: - Silt fence reinstated (Photo No.16a) - Protection on stormwater pits, noting that these have been raised above ground level and have concreted around (Photo No.17a) Housekeeping completed on Gate 5 (Photo No.10a of IA4 Report)	CLOSED
IA4-02	C25	Observation	<u>Disposal of Seepage and Stormwater</u> 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.	Observation: While Temporary Dewatering Approval from Northern Beaches Council was received on 21 January 2025 (valid for one year) allowing Forest High School project to discharge water, there was no evidence provided to confirm that: A preliminary testing of collected tailwater (capture sediment entrained in runoff) was conducted by a NATA accredited laboratory to establish a correlation between NTU and TSS and, that a certificate of analysis issued by the laboratory was signed by a suitably qualified professional and forwarded to Council as the appropriate regulatory authority under the POEO Act 1997, prior to the commencement of dewatering activities, as required by item 5 of the approval. Verify that the maximum discharge rate into existing stormwater network did not exceed 10 litres per second at individual discharge points, with a maximum of 3 discharge points for the entire site, as required by the item 7 of the approval.	Items 5 and 7 from the Temporary Dewatering Approval issued by Northern Beaches Council on 21 January 2025 must be adhered to prior to the commencement of any dewatering activities. Completed actions: It was indicated by PR Water Pty Ltd (Filtration provider) that at the start of the project they submitted a sample to Eurofins (NATA register Lab) for analysis in June 2024. Report from PR Water dated 28 June 2024 was presented along with results dated 20 June 2024 Report No. 1110057-W which indicated that values for Turbidity and Total Suspended Solids (TSS) were 11 NTU and 29mg/L respectively. The Contractor indicated that flow rates are monitored on the PR system itself to ensure the discharge never exceeds 10L/s. Part of the recommendations from PR Water included: - daily monitoring services to adjust the chemical dosing according to incoming water quality to the system - twice daily monitoring during and after major storm events to ensure the system is handling the increased water capacity. - drained the sludge/solids collected in the bottom of the hopper of the HB60, so that they do not go higher than the second valve. Additionally, ensure that each time the sludge is removed, the tank is pressure washed from the top. These measures ensure that the clarifier operates at maximum efficiency, facilitating the settling of solids. Tanks must be drained as advised by PR Water to keep them operating as designed. Note: The recommendation from the PR Water regarding the drainage of sludge/solids and pressure washing the tank from the top will be reviewed during the next audit. IA5 Comments (March 2026): This recommendation was no longer applicable due to the decommissioning of the water treatment plant in January 2026.	CLOSED

Table 5: Findings, recommendations and Applicant Response from the fifth Independent Audit (IA5)

ID No.	Ref. No.	Category	Details of the Condition / Requirement	Audit Finding	Recommended or completed actions	Status
IA5-01	A2	Non-compliant	<i>The development may only be carried out:</i> <i>(a) in compliance with the conditions of this consent;</i> <i>(b) in accordance with all written directions of the Planning Secretary;</i> <i>(c) generally in accordance with the EIS, as amended by the Response to Submissions and supplementary information provided as part of Request for Information (RFIs), SSD-26876801-Mod-1 and SSD-26876801-Mod-2 and SSD-26876801-Mod-3;</i> <i>(d) in accordance with the approved plans.</i>	Non-compliance: The school commenced operations on the 2 February 2026 prior to completion of works in the western side of the school site, including the sports field, sports courts and associated landscaping which were under construction at the time of the audit. The EIS documentation (including modifications) did not assess simultaneous construction and operation activities within the school site. (Note: The construction of the school site has not been formally staged. The auditee has notified the Department of a number non-compliances against Part D conditions associated with the commencement of school operations prior to the completion of works in the western side of the school. As indicated in Section 3.5.2, Part D is not covered in this audit, but in an upcoming operational audit).	Recommendation: Discuss with the Department the need for formally and retrospectively assess or stage the school site works (noting that at the time of completing this audit the majority works on the western side of the school were well progressed and nearing completion) Completed action: the Department was notified on 6 February 2026 (PA-66) that the school commenced operation prior to completion of works to the western side of the site, including the sports field, sports courts and associated landscaping. The auditee advised that there has been no request for further assessment on this from the Department.	OPEN
IA5-02	A29	Non-compliant	<i>Within three months of:</i> <i>a) the submission of an incident report under condition A25;</i> <i>b) the submission of an Independent Audit under condition C37 or C39;</i> <i>c) the approval of any modification of the conditions of this consent; or</i> <i>d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</i> <i>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.</i>	Non-compliance: no evidence was sighted to verify that the Certifier was notified in writing of relevant strategies, plans and programs were undergoing review for the following occasions: 16/10/25: as a result of: - Submission of IA4 No. 4 on 25 September 2025. - Submission of Incident Report No. 11 on 8 September 2025. - Submission of Incident Report No. 12 on 2 October 2025. 19/12/25: as a result of: - Modification No. 3 dated 27 November 2025. - DPHI OOHW approval letter dated 10 December 2025.	Recommendation: provide evidence that the Certifier is notified of reviews of all relevant strategies, plans and programs in accordance with A29. Completed action: The Certifier was notified on 30 March 2026 that the strategies and plans were being reviewed as a result of the items noted. Non-Compliance is closed.	CLOSED

ID No.	Ref. No.	Category	Details of the Condition / Requirement	Audit Finding	Recommended or completed actions	Status
IA5-03	B10	Non-compliant	<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> <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> <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> <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> <i>(i) The Cerebral Palsy Alliance;</i> <i>(ii) Sunnyfield Disability Services;</i> <i>(iii) The Arranounbai School;</i> <i>(iv) Residential receivers on Allambie Road, Arnhem Road and Sunlea Place;</i> <i>(v) Residential receivers on Madison Way; and</i> <i>(vi) additional stakeholders identified as result of public exhibition and Social Impact Assessment (SIA) of the proposed development.</i> <i>(d) provide the school principals and operators with a 3-weekly look-ahead of planned construction activities;</i> <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> <i>(f) provide a process for rapid responses to urgent issues raised to protect and maintain the wellbeing of vulnerable community members</i>	Non-Compliance: PCG meetings have not occurred monthly for the entire duration of construction as stipulated in B10 (a) and (b), as no meeting was conducted in February 2026 and no evidence of agreement from PCG was sighted.	Recommendation: Resume monthly PCG meetings or obtain agreement from the PCG on a different frequency for future meetings for the remainder of construction and for the three month period following commencement of operation. Completed action: The auditee advised that February PCG was not held due to commencement of operation of the school, and that future meetings are being reinstated for the remainder of construction.	OPEN

ID No.	Ref. No.	Category	Details of the Condition / Requirement	Audit Finding	Recommended or completed actions	Status
IA5-04	C8	Non-compliant	<u>Implementation of Management Plans</u> <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>	Non-compliance: As identified within the EPA Clean Up Notice (Ref: 3513761), adequate controls were not implemented prior to Incident No. 12 on 10/09/25 to prevent erosion and sediment runoff from stockpiled soil, which led to the discharge of sediment from site. This is not in compliance with Sections 11.3.5 and 11.3.6 of the CEMP and Sections 11-13 of the CSWMP.	Recommendation: Ensure all controls are suitably installed as per the SECP and in accordance with requirements of the site CEMP and CSWMP. Completed actions: At the time of completing the audit, outstanding works in the western side of the school were largely completed. The Auditor is of the view that the current and on-site controls were adequate to sufficiently manage the risk presented by the outstanding works observed at time of the site inspection, if installed and maintained appropriately (Refer to recommendations under IA5-08). The auditee subsequently advised that ADCO will continue to ensure all controls are suitably installed as per the SECP and in accordance with the requirements of the site CEMP and CSWMP.	OPEN
IA5-05	D4, D6, 12A, D15A, D20A, D30, D32	Non-compliance	<i>Part D – refer to Appendix A and Section</i>	Non-compliances with Part D Conditions D4, D6, 12A, D15A, D20A, D30, D32 were reported by the applicant to the Department on 6 February 2026. These relate to the school commencement of operation prior to completion of works to the western side of the site, including the sports field, sports courts and associated landscaping. As indicated in Section 3.5.2, Part D conditions will be covered in the upcoming operational audit	Completed Action: The applicant reported to the Department non-compliances with these conditions in correspondence dated 6 February 2026. Part D conditions will be covered in an upcoming Operational audit	OPEN – Part D conditions to be considered in operational audit
IA5-06	A9A	Observation	<i>The project may be operated in stages as outlined in the public domain plans in Condition A2, with the below timing:</i> <i>(a) Stage 1 interim public domain arrangements are to be completed prior to any operation.</i>	Observation: Two gaps in the pedestrian fencing on Allambie Road were observed during the site inspection (Refer to photo 20 in Appendix E). (Note: Council, in correspondence dated 29 January 2026, indicated that the Stage 1 interim public domain arrangements have been completed to its satisfaction, with some minor outstanding works to be completed)	Completed Action: The auditee advised that the missing fence sections were completed on the 24 March 2026 and provided photographic drone image of the works.	CLOSED

ID No.	Ref. No.	Category	Details of the Condition / Requirement	Audit Finding	Recommended or completed actions	Status
IA5-07	B19	Observation	<u>Construction Environmental Management Plan</u> <i>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:</i> <i>(a) be prepared by a suitably qualified expert, in consultation with Council;</i> <i>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</i> <i>(c) measures to prevent groundwater contamination;</i> <i>(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;</i> <i>(e) stormwater control and discharge;</i> <i>(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';</i> <i>(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);</i> <i>(h) detail all off-site flows from the site; and</i> <i>(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</i>	Observation: Observation: insufficient evidence was sighted to verify that personnel who prepared the latest version of the SECP and conducted inspections of site erosion and sediment controls in response to reported incidents during the audit period were held the qualification of Certified Professional in Erosion and Sediment Control (CPESC).	Recommendation: It is recommended that revisions of SECPs and inspections of those controls be undertaken a CPESC, with evidence provided in the relevant documentation.	OPEN

ID No.	Ref. No.	Category	Details of the Condition / Requirement	Audit Finding	Recommended or completed actions	Status
IA5-08	C8	Observation	<u>Implementation of Management Plans</u> <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: During the site audit inspection conducted on 23 February 2026, it was observed that: 2 x small piles of mud were located on the internal and external side of the site access gate. - Spill kit contained rubbish. - fuel storage containers and paint containers were not stored in a bunded area. 2 x sediment fences on north-east boundary of site were not buried/anchored at the base to prevent risk of stormwater flowing underneath. Refer to photos in Appendix E.	Recommendations: - Remove mud from site entrance and clean aggregate to prevent mud being tracked off site. - Remove of and dispose of rubbish from spill kit. - Store fuels and chemicals within appropriately bunded areas. - Bury base of sediment fences to prevent risk of stormwater flowing underneath. Completed Actions: prior to finalisation of the Audit Report for IA5, the contractor actioned the following: - Evidence sighted that verified mud at site entrances was removed and aggregate cleaned. - Evidence sighted that verified rubbish was removed from spill kit. - Evidence sighted that verified fuel storage containers were stored on bunds. - Evidence sighted that verified sediment fencing anchoring at the base accordingly. - At the time of completing this audit, all painting works were reportedly completed with no paint on site	CLOSED

3.3 Adequacy of Environmental Management Plans, Sub-Plans and Post Approval Documents

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

- there are any non-compliances resulting from the implementation of the document;
- there are any opportunities for improvement; and
- the plans cover the SSD requirements and are appropriate for the works undertaken.

During the audit period, the CEMP underwent a periodic review, which did not identify any significant changes necessary.

Additionally, the Sediment and Erosion Control Plan (SECP) was reviewed by Henry & Hymas Project Civil Engineers on 16 February 2026 to allow for the Project stage as follows:

- Revision B for Stage 2.

The CEMP and associated sub-plans outlined in Section 3.1 were generally deemed adequate for the scope of work being undertaken at the time of the Audit. The content of these Plans generally addresses requirements specified in the SSD-26876801, as noted in the audit checklist (Appendix A). Elements of their implementation were verified during the site audit inspection and through review of records conducted throughout the audit process (refer to Table 5). A non-compliance and an observation were raised during this audit related to the implementation of the plans, specifically erosion and sediment control and stormwater management. Refer to Table 5 and Section 3.5 for details.

3.4 Summary of Notices from Agencies

On 12 September 2025 the NSW EPA issued ADCO constructions a Clean-Up Notice in relation to sediment laden construction water leaving the premises on 10 and 11 September 2025 and the absence or deficiency in soil and water controls on the premises. The Clean-Up Notice required that ADCO complete the following:

By 05:00PM on Monday 15 September 2025:

- 1. install and maintain covers for the two stockpiles next to buildings G and F. Install sediment fences around the stockpiles to prevent sediment runoff.*
- 2. scrape back accumulated sediment and silt from haul roads and from all areas around stockpiles where water ponding is occurring.*
- 3. install sandbag bunds in the lower car park section to reduce and runoff to the south-western corner of the premises where OSD-1 is located.*
- 4. Install and maintain cover for the stockpiles in the unsealed sports field area of the premises. Install appropriate sediment controls in this area to prevent sediment runoff.*
- 5. clean up and reinstate sediment and erosion controls in the area around OSD-1.*

By 5:00 PM on Friday 19 September 2025:

- 6. install sandbag bunds around OSD-2 to increase capacity.*

By 05:00 PM on Thursday 25 September 2025:

7. Safely install temporary roof downpipes diversions for buildings D and E to divert clean water to areas offsite, to reduce the amount of water entering OSD-1 and/or OSD-2.

In response to the Clean-Up Notice, actions were implemented by ADCO and close out evidence was provided to the EPA. A response from the EPA to the actions undertaken by the auditee was not available in the project records.

3.5 Other Matters Considered Relevant by the Auditor or DPHI

As per Section 2.2.3, the Department requested the Auditor specifically assess compliance with Conditions B19 and C8. The aspects related to these Conditions were also considered relevant to the EPA and the NBC.

The Department additionally requested the Auditor assess compliance with Part D of the Consent, or to provide justification if the Auditor considers this to be outside of scope.

The NBC also expressed concerns in relation to the two sections of footpath along the school frontage that have a temporary surface awaiting Sydney Water to modify their assets, a missing section of pedestrian fence at the same location, as well as matters between approved MOD-3 actions and items which require MOD-4 approval. It is noted that the NBC's response to consultation was provided after the site inspection date, however the Auditor's observations are included below.

Response to these matters is provided in Sections 3.5.1 - 3.5.4 below. Consultation records are included in Appendix C.

3.5.1 Stormwater management, erosion and sediment control, site stabilisation

There were three (3) incidents reported to the Department during the audit period regarding uncontrolled discharge of sediment laden water during significant rainfall events. Section 3.7 provides further detail into the relevant management actions undertaken in regard to these incidents and the Auditor's findings, including reasoning for a non-compliance against the adequate implementation of the CEMP and CSWMP.

The Auditor notes that it is not a Certified Professional in Erosion and Sediment Control (CPESC), however due care was taken in assessing the soil and water controls on site as part of the Audit. During the site inspection on 23 February 2026, the majority of the site was observed to be sealed and stabilised given the completion of the works in eastern site, and progress within the remaining western side. The following was noted:

- The operational side of the school is predominantly sealed and stabilised by concrete hardstands and landscaping.
- The operational stormwater management system has been commissioned, including the OSD tanks which were previously used for construction stormwater retention.

- Major concrete slabs have been poured in the western construction area, including the sporting field and suspended sports courts.
- Landscaping has been implemented along the north-west boundary of site, which included the locations of the relevant incidents reported during the audit period.
- The sealed and landscaped areas have resulted in a significant reduction in unstabilised land.
- Remaining unsealed areas were predominantly limited to the areas near the site gate on Allambie Road and the location of the final concrete slab to be poured.
- The risk related to erosion, sedimentation, and stormwater runoff from the remaining construction areas was adequately managed by controls and landscaped areas along site boundaries. This included at the low point drainage areas where previous incidents had occurred.
- Erosion and sediment controls appeared to be installed in accordance with the current revision of the SECP.
- Stormwater pits within the remaining construction site were protected by sediment controls.
- A shaker grid was located inside the site boundary at the vehicle access gate, with aggregate installed on both sides of the gate for stabilisation. Wheel washing equipment was also located near the access gate.
- Erosion and sediment controls appeared have been generally adequately maintained, however the following issues were noted during the audit site inspection (refer Table 5 of this Report):
 - 2 x small piles of mud were located on the internal and external side of the site access gate.
 - Spill kit contained rubbish.
 - Fuel storage containers and paint containers were not stored in a bunded area.
 - 2 x sediment fences on north-east boundary of site were not buried/anchored at the base to prevent risk of stormwater flowing underneath.

These observations were closed after the on-site audit inspection.

Further details are provided in Appendix A and photos are provided in Appendix E of this Report.

3.5.2 Assessment of Part D of the Consent

On 12 February 2026, the Department noted that Stage 1 of the Project commenced operation on 2 February 2026 and a number of breaches of the Consent were notified to the Department (Major Projects Portal ref: SSD-26876801-PA-66), and requested that, if the Auditor considers this to be outside of scope, justification must be provided in the Audit Report.

Under Section 2 of the 2020 version of the IAPAR the frequency and timing of audits are identified as follows:

- Construction: Initial Independent Audit within 12 weeks of commencement of construction, then at intervals no greater than 26 weeks or as otherwise agreed from the Planning Secretary.
- Operations: Initial Independent Audit within 26 weeks of commencement of operations, then at intervals no greater than 3 years or as otherwise agreed from the Planning Secretary.

Further, the IAPAR states:

In the circumstances where both construction and operation phases of a development are being carried out at the same time in respect of different parts of a development (for example, as may occur in respect of the staged construction and operation of a road), only one initial independent audit is required for the commencement of construction, and another at the commencement of operation. It is not necessary to carry out initial independent audits of the commencement of construction and operation of each stage of the development. The frequency of auditing that subsequently applies after the initial independent audit is that which is applicable to the phase of the development being carried out, for example, at least every 26 weeks for the construction phase, but every 3 years for the operational phases.

SI and WolfPeak established and agreed to a program of audits in line with the Conditions of Consent and the 2020 revision of the IAPAR. On this basis, WolfPeak would audit construction related aspects at the required frequency and, separately, operational requirements at the required frequency. The implication of this engagement is that all pre-operational and operational requirements will be subject to audit within 26 weeks of commencement of operation (and not as part of this audit, being conducted under the program of audits relating to construction).

The Auditor acknowledges that the above has been altered by the 2026 revision of the IAPAR, but the 2026 IAPAR has not yet been adopted by the Project.

3.5.3 Temporary footpath works

It is noted by the Auditor that Council's response to the Auditor's request for input was received 4 weeks after the request being raised and after the audit inspection date. Council expressed concern over temporary surfaces of footpaths and pedestrian fencing along the school frontage. The auditor observed the pedestrian footpath and fencing to the north facing Allambie Road had been constructed and fenced as shown in Appendix E (photos 18 and 22), with the exception of two small gaps in the fence section located to the north-east of the school (Photo 20). Specifically, the Auditor noted obstructions on the footpath surfaces which had been demarcated with safety cones and no temporary construction fencing installed within the gaps in permanent fencing to protect pedestrians walking along the site frontage. An observation was raised in this regard (Table 5). The auditee subsequently provided photographic drone evidence that the gaps in the pedestrian fencing have been closed. The observation has been closed.

3.5.4 Actions between MOD-3 completion and MOD-4 approval

Council expressed concern in relation to matters between approved Mod-3 actions and the items which require to have Mod-4 determined prior to the completion of all works. The Audit is a backwards looking exercise, assessing compliance with the current version of the Consent and

environmental performance during the stated audit period. These findings are presented throughout Section 3 and Appendix A. The Audit does not seek to predict or speculate on what steps the Project team will need to make in order to ensure Mod 4 requirements are met should that modification be approved.

3.6 Complaints

The Project has maintained a Complaints Register which is available on the Project website. The register was current up to 4 March 2026 at time of report finalisation, which covered the audit period from 8 August 2025 to 23 February 2026.

Thirteen (13) complaints were recorded during the audit period. These relate to sediment runoff from site (x3), contractor vehicle parking (x3), dust emissions (x2), outside of hours works (x1), privacy (x1), traffic congestion (x1), contractor interactions (x1) and school operations (x1). No construction-related complaints were recorded after 17 January 2026.

The register identifies the date the complaint was received, issue category, description and response with actions taken in response to each complaint. All complaints made during the audit period are listed as closed on the register and no follow-up complaints were sighted.

The Auditor is of the view that the response to the complaints was adequate in each case.

3.7 Incidents

During the audit period, three (3) incidents occurred which were notified to the Planning Secretary in accordance with Condition A24: Incident No.11 (20 August 2025), Incident No.12 (10 September 2025), and Incident No.13 (13 January 2026).

All incidents involved sediment-laden water overflowing from the south-west site boundary onto the DoE's driveway and into the Madison Way Reserve, caused by a significant torrential rain event. The location of the incidents was consistent for all occurrences.

As identified within the EPA Clean Up Notice issued in response to Incident No. 12, adequate controls were not implemented prior to the incident to prevent erosion and sediment runoff from stockpiled soil, which led to the discharge of sediment from site. The Auditor believes that adequate controls were not implemented as per Sections 11.3.5 and 11.3.6 of the CEMP and Sections 11-13 of the CSWMP, and therefore a non-compliance was raised in this regard (refer to Table 5).

Furthermore, insufficient evidence was sighted to verify that personnel from Henry & Hymas who prepared the updated SECP and conducted inspections of site erosion and sediment controls in response to the incidents held the qualification of Certified Professional in Erosion and Sediment Control (CPESC). An observation was therefore raised in this regard.

Refer to Table 5 and Appendix A for further details on findings.

3.8 Actual Versus Predicted Impacts

The works observed and the impacts therein appear to be generally consistent with those identified in the EIS and RtS Report. A summary of the assessment is presented in Table 5. The following is also noted:

- 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 SSD 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 5.

In general, the works undertaken during the audit period appeared to be consistent with the construction works described in the EIS documents. The works were within the approved boundary (as best as could be confirmed by visual inspection only). Environmental controls for dust, noise, vibration, soil and water were in place.

Table 6: Summary of Predicted Versus Actual Impacts for key construction assessment issues

Aspect	Summary of Impacts	Summary of actual impacts observed during audit period
Traffic and parking	Short-term increases in construction vehicle traffic and work zones are predicted. 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 by Wakehurst Parkway and then Aquatic Drive, Warringah Road and Allambie Road. 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 parking. 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	Traffic impacts were observed generally aligned with the predictions outlined in the EIS documents. To date, no work zones have reportedly been necessary, and it appears that heavy vehicle activities were effectively managed within the site. External works have been conducted outside the site for Stage 1 public domain works, which were completed under an approved modification. Road works are planned under Stage 2 Public Domain works, for which an additional modification application has been submitted and is currently under assessment by the Department.

Aspect	Summary of Impacts	Summary of actual impacts observed during audit period
	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.	
Stormwater and Flooding	Construction of the Proposal would require vegetation clearing and earthworks activities, which have the potential to lead to erosion and generate sediment laden runoff, thereby impacting water quality. The site is not identified as flood affected but does contain some localised low points which do not connect to a creek system. An erosion and sediment control plan is to be implemented.	The vegetation removal was completed, in accordance with the approvals specified within the EIS documents. Please refer to Independent Audit Report No.1 for further details. During the audit period the SECP was revised. The site audit inspection conducted on 23 February 2026 demonstrates that control measures from the Plan were generally effectively implemented at the time of the inspection, with some minor findings identified. Weekly inspections are conducted to prepare for heavy rainfall and to monitor the effectiveness of erosion and sediment controls. Stormwater retention capacity had been increased throughout the construction period by use of the OSD tanks, which have since been commissioned for operational during the audit period. A water treatment plant was on site in previous audit periods and reportedly during part of the audit period for stormwater treatment during main construction works. The plant treated and discharged to into Council stormwater system under a permit. Three reportable incidents were recorded involving sediment-laden water discharge from site (refer to Section 3.7 for further details).
Noise and vibration	Typical worst-case construction noise levels were predicted to exceed noise management levels in surrounding residential, educational (Arranounbai School) and commercial land uses. Based on these predictions, 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. 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.	Noise and vibration impacts appeared to be consistent with the predictions specified in the EIS documents. The SiteHive system was employed to continuously monitor real-time noise and vibration levels, with vibration monitors located at various points across the site. The system was decommissioned in September 2025 upon the completion of high-risk construction activities. Mitigation measures are being implemented as needed, and any instances of peak levels are investigated in accordance with the limits established in the CNVMSP. During the audit period, there have been no reported complaints related to noise and vibration levels.

Aspect	Summary of Impacts	Summary of actual impacts observed during audit period
Biodiversity	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 credits. 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 a 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 to be present on the site. 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. Vegetation to be retained on site is required to be protected.	The vegetation removal was completed in accordance with the approvals specified within the EIS documents. Please refer to previous Independent Audit Reports. The vegetation designated for retention has been properly protected through fencing, and with tree protection zones identified and maintained. The offset credits have been retired.
Contamination	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. 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.	JBS&G carried out investigations as outlined in the RAP. The appointed site auditor from Ramboll reviewed the documentation related to the remediation. Refer to previous Independent Audit Reports. Contaminated materials on site had been safely managed within designated containment areas, in compliance with the RAP.
Aboriginal heritage	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. The site is not identified as, nor located within proximity to, any local or state	The unexpected finds procedure has been implemented. To date, no Aboriginal heritage items have been identified on the site since the commencement of construction.

Aspect	Summary of Impacts	Summary of actual impacts observed during audit period
	heritage items. Further, the site is not located within, nor within proximity to, any heritage conservation area. An unexpected finds procedure is to be implemented.	
Historic heritage	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.	The unexpected finds procedure has been implemented. To date, no Historical heritage items have been identified on the site since the commencement of construction.

4. CONCLUSIONS

This Audit Report presents the outcomes of IA5 for the construction phase of the new Forest High School Project (SSD-26876801) covering the period from 8 August 2025 to 23 February 2026.

The overall outcome of the Audit was generally positive. Compliance records were organised and available during the site inspection, interviews with Project personnel and upon request to the auditee.

In Summary:

- There were one hundred and eighty-four (184) Conditions assessed.
- Eighty-eight (88) Conditions were considered by the Auditor to be compliant.
- Four (4) non-compliances with construction related conditions were identified during the Audit relating to:
 - Consistency of construction works with EIS documents (Condition A21).
 - Notification to Certifier of review of management plans (Condition A29) (this non-compliance has been closed).
 - Frequency of Project Control Group (PCG) meetings (Condition B10).
 - Implementation of the CEMP and Sub-plans (specifically related to erosion and sediment control) (Condition C8).
- Non-compliances with Part D Conditions D4, D6, 12A, D15A, D20A, D30, D32 were reported by the applicant to the Department on 6 February 2026. These relate to the school commencement of operation prior to completion of works to the western side of the site, including the sports field, sports courts and associated landscaping. Part D conditions are not part of the scope of this audit, and will be covered in the upcoming operational audit.
- Ninety-two (92) Conditions were considered by the Auditor to be not triggered.
- In addition to the above, three (3) observations were identified relating to:
 - Completion of Stage 1 public domain works (A9A) (this observation has been closed)
 - Review of SECP updates and controls by suitably qualified personnel (B19).
 - Implementation of the CEMP and Sub-plans (including maintenance of erosion and sediment controls, storage of hazardous substances, and housekeeping) (C8) (this observation has been closed).

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team 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 Group 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 (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	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 23/02/2026 Evidence referred to elsewhere in the compliance table.	The Auditor believes that the proponent has demonstrated reasonable measures have been implemented to prevent or minimise material harm to the environment during the audit period, including on site controls and documented procedures/actions that are predominantly referenced throughout this compliance table.	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, as amended by the Response to Submissions and supplementary information provided as part of Request for Information (RFIs), SSD-26876801-Mod-1 and SSD-26876801-Mod-2 and SSD-26876801-Mod-3; (d) in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural Drawings prepared by Architectus</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SSDA-0504</td><td>B</td><td>Demolition Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-0701</td><td>B</td><td>Areas - Lower Ground Plan 2</td><td>09/09/2022</td></tr><tr><td>SSDA-0702</td><td>B</td><td>Areas - Lower Ground Plan 1</td><td>09/09/2022</td></tr><tr><td>SSDA-0703</td><td>B</td><td>Areas - Ground Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-0704</td><td>B</td><td>Areas - Level 1 Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-1001</td><td>B</td><td>Site Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-1002</td><td>B</td><td>Lower Ground Plan 2</td><td>09/09/2022</td></tr><tr><td>SSDA-1003</td><td>B</td><td>Lower Ground Plan 1</td><td>09/09/2022</td></tr><tr><td>SSDA-1004</td><td>B</td><td>Ground Floor Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-1005</td><td>B</td><td>Level 1 Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-1006</td><td>B</td><td>Roof Plan</td><td>09/09/2022</td></tr><tr><td>SSDA-2001</td><td>C</td><td>Site Elevations 1 (North and South)</td><td>28/09/2022</td></tr><tr><td>SSDA-2002</td><td>C</td><td>Site Elevations 2 (East and West)</td><td>28/09/2022</td></tr><tr><td>SSDA-2511</td><td>C</td><td>Site Sections</td><td>28/09/2022</td></tr><tr><td>SSDA-2512</td><td>A</td><td>Site Sections</td><td>28/09/2022</td></tr><tr><td>SSDA-9301</td><td>C</td><td>Fencing Location Plan</td><td>28/09/2022</td></tr><tr><td>SSDA-9401</td><td>C</td><td>Signage Location Plan</td><td>28/09/2022</td></tr><tr><td>SSDA-9402</td><td>B</td><td>Signage Location Elevations</td><td>09/09/2022</td></tr><tr><th colspan="4">Landscape Plans prepared by Oculus</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L001</td><td>01</td><td>Legend</td><td>11/08/2022</td></tr><tr><td>L002</td><td>A</td><td>Materials and Finishes Schedule</td><td>16/09/2022</td></tr><tr><td>L003</td><td>A</td><td>Master Plant Schedule</td><td>16/09/2022</td></tr><tr><td>L101</td><td>C</td><td>Tree Retention + and Removal Plan</td><td>08/05/2024</td></tr><tr><td>L200</td><td>01</td><td>Site Plan</td><td>11/08/2022</td></tr><tr><td>L201</td><td>A</td><td>General Arrangement Plan - Sheet 1</td><td>16/09/2022</td></tr><tr><td>L202</td><td>A</td><td>General Arrangement Plan - Sheet 2</td><td>16/09/2022</td></tr><tr><td>L203</td><td>A</td><td>General Arrangement Plan - Sheet 3</td><td>16/09/2022</td></tr><tr><td>L204</td><td>A</td><td>General Arrangement Plan - Sheet 4</td><td>16/09/2022</td></tr><tr><td>L205</td><td>A</td><td>General Arrangement Plan - Sheet 5</td><td>16/09/2022</td></tr><tr><td>L701</td><td>A</td><td>Landscape Sections</td><td>16/09/2022</td></tr><tr><td>L702</td><td>A</td><td>Landscape Sections</td><td>16/09/2022</td></tr><tr><td>L703</td><td>A</td><td>Landscape Sections</td><td>16/09/2022</td></tr><tr><td>L704</td><td>A</td><td>Landscape Sections</td><td>16/09/2022</td></tr><tr><th colspan="4">Public Domain Plans prepared by Enstruct</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>CV-0301</td><td>D</td><td>Public Domain Plan - Sheet 1</td><td>10/02/2023</td></tr><tr><td>CV-0302</td><td>E</td><td>Public Domain Plan - Sheet 2</td><td>14/02/2023</td></tr><tr><td>CV-0303</td><td>E</td><td>Public Domain Plan - Sheet 3</td><td>14/02/2023</td></tr><tr><td>CV-0304</td><td>E</td><td>Public Domain Plan - Sheet 4</td><td>14/02/2023</td></tr><tr><th colspan="4">Public Domain Plans prepared by Henry & Hymas</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>231123_D2_SK101</td><td>01</td><td>Public Domain Plans – Stage 1 & Stage 2, Sheet 1 of 6</td><td>08/04/2025</td></tr><tr><td>231123_D2_SK102</td><td>01</td><td>Public Domain Plans – Stage 1 Only, Sheet 2 of 6</td><td>08/04/2025</td></tr><tr><td>231123_D2_SK103</td><td>01</td><td>Public Domain Plans – Stage 1 & Stage 2, Sheet 3 of 6</td><td>08/04/2025</td></tr><tr><td>231123_D2_SK104</td><td>03</td><td>Public Domain Plans – Stage 1 & Stage 2, Sheet 4 of 6</td><td>24/11/2025</td></tr><tr><td>231123_D2_SK105</td><td>01</td><td>Public Domain Plans – Stage 1 & Stage 2, Sheet 5 of 6</td><td>08/04/2025</td></tr><tr><td>231123_D2_SK108</td><td>01</td><td>Public Domain Plans – Stage 2 Only, Sheet 6 of 6</td><td>14/04/2025</td></tr></table>	Architectural Drawings prepared by Architectus				Dwg No.	Rev	Name of Plan	Date	SSDA-0504	B	Demolition Plan	09/09/2022	SSDA-0701	B	Areas - 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Certificate Number: 24000201 / 8, MBC Group dated 30 Jan 26, (CC8)	Project records indicate that the Project is being constructed in general accordance with the EIS, RtS and Supplementary information. The Certifier is verifying that works are proceeding in accordance with approved designs. CC1 for bulk excavation, foundations & in-ground services issued by the Certifier (MBC Group) on the 30/11/2023. CC2 for structure and façade only issued by Certifier (MBC Group) on 24/05/2024 (CC2 - No. 24000201/2) CC3 (balance of works) issued by the Certifier (MCB Group) on 25/09/2024 (CC3 - 24000201/3) CC4 (minor internal alterations to the configuration of each block) issued by the Certifier (MCB Group) on 27/06/2024 (CC4 - 24000201/4) CC5 (alterations to fence line, minor alterations to landscaping) issued by the Certifier (MCB Group) on 05/06/2025 (CC5 - 24000201/5) Staged Crown Completion Certificate - Certificate Number: 24000201 / 8, MBC Group dated 30 Jan 26, (CC8) issued for operation of high school excluding sports playing field SSD-26876801-Mod-1 Modification to the design and layout including external and internal design alterations, relocation of bicycle parking and plant location, and reconfiguration of turning bay. SSD-26876801-Mod-2. Modification to remove 11 trees and administrative corrections to the Tree Retention and Removal Plan. SSD-26876801-Mod-3. The proposed modifications to the approved consent include staged construction and operation of public domain and road infrastructure upgrades. SSD-26876801-Mod-4 is currently under assessment. The modifications to the approved consent include proposed retention and upgrade of the existing roundabout on Aquatic Drive / Allambie Road rather than replacing the roundabout with a signalised intersection as previously approved. The exhibition period has ended and submissions have been received. Response to submission has been prepared. The auditee advised that there have been no written directions from the Planning Secretary during the audit period. Non-compliances were identified as part of this audit, however these are not systemic in nature and the auditor has assigned these non-compliances to the relevant condition. On this basis the Auditor has not also assigned a non-compliance against this condition. Refer to Condition A26 regarding self-reported non-compliances against Part D conditions. Non-compliance: The school commenced operations on the 2 February 2026 prior to completion of works in the western side of the school site, including the sports field, sports courts and associated landscaping which were under construction at the time of the audit. The EIS documentation (including modifications) did not assess	Non-compliant
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CV-0303	E	Public Domain Plan - Sheet 3	14/02/2023																																																																																																																																																																																																									
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231123_D2_SK102	01	Public Domain Plans – Stage 1 Only, Sheet 2 of 6	08/04/2025																																																																																																																																																																																																									
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231123_D2_SK105	01	Public Domain Plans – Stage 1 & Stage 2, Sheet 5 of 6	08/04/2025																																																																																																																																																																																																									
231123_D2_SK108	01	Public Domain Plans – Stage 2 Only, Sheet 6 of 6	14/04/2025																																																																																																																																																																																																									

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
			simultaneous construction and operation activities within the school site. Recommendation: Discuss with the Department the need for formally and retrospectively assess or stage the school site works (noting that at the time of completing this audit the majority works on the western side of the school were well progressed and nearing completion)	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Interview with auditees 23/02/2026	The auditee advised no written directions had been received from the Planning Secretary during the audit period.	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.	Interview with auditees 23/02/2026	No inconsistencies or conflicts were 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.	Site inspection 23/02/2026 Development Consent SSD 26876801, 23/11/23 SINSW Notification to DPHI, 4/12/23, Notification for Commencement of Development in accordance with B1	Works under SSD-26876801 commenced on 6/12/2023, in accordance with this condition.	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) Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) Modified Crown Certificate 24000201/4, MBC Group, 27/06/2025 (CC4) Modified Crown Certificate 24000201/5, MBC Group, 09/01/2026 (CC5)	Prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation relate to compliance with the BCA, BASIX and associated requirements. The Certifier has verified design/documentation for the current stage of works against the approved plans. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition.</i>	Compliant
Planning Secretary as Moderator				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees 23/02/2026	The auditee advised that no disputes with public authorities have been reported during the audit period.	Not Triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Interview with auditees 23/02/2026 Evidence listed for Conditions A9, A11, B5, B16, B19, C25	Refer to findings in Conditions A9, A11, B5, B16, B19, C25. According to the evidence sighted, the Applicant completed the necessary consultation prior to submission to the Department.	Compliant
Staging				
A9	The project may be constructed in stages as determined in consultation and to the satisfaction of the Certifier.	Interview with auditees 23/02/2026 Meeting minutes between DPHI, SINSW, DFP (town planner) and Johnstaff (JSP) on the 20/3/2025 and 2/4/25 Modification of Development Consent, SSD-26876801 (Mod-3), 27/11/2025 Staged Crown Completion Certificate -Certificate Number: 24000201 / 8, MBC Group dated 30 Jan 26, (CC8) issued for operation of high school excluding sports playing field	Public domain and road works to be completed within two stages in accordance with MOD-3. Stage 1 reportedly completed. The Certifier issued a Staged Crown Completion Certificate Number: 24000201 / 8, MBC Group dated 30 Jan 26, (CC8) issued for operation of high school excluding sports playing field. As indicated in A2, the school commenced operations on the 2 February 2026 prior to completion of works in the western side of the school site, including the sports field, sports courts and associated landscaping which were under construction at the time of the audit. The applicant did not seek to stage the school site works. A non-compliance against A2 has been raised in this audit report as the EIS documentation (including modifications) did not assess simultaneous construction and operation activities within the school site (refer to A2).	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
A9A	The project may be operated in stages as outlined in the public domain plans in Condition A2, with the below timing: a. Stage 1 interim public domain arrangements are to be completed prior to any operation. b. Stage 2 public domain arrangements are to be completed and operational within 2 years of the commencement of school operation for students or prior to exceeding a capacity of 1,200 students, whichever comes first.	Letter from Northern Beaches Council (NBC) to ADCO, 29/01/26, Re: The Forest High School-SSD-26876901 Northern Beaches Council Certification Email correspondence between NBC and ADCO, 29/01/26-10/02/26, Re: RE: Stage 1 Completion Certificate - The Forest High School	The Northern Beaches Council (NBC) provided a letter dated 29/01/26 which stated Stage 1 interim public domain arrangements had been completed to Council's satisfaction, subject to an outstanding item list related to Conditions D4, D14, D17. These were later closed as per correspondence between ADCO and NBC, with NBC noting closure of final relevant item on 10/02/26. The auditee advised that Stage 2 had not commenced, as this was subject to Mod-4 approval. Observation: Two gaps in the pedestrian fencing on Allambie Road were observed during the site inspection (Refer to photo 20 in Appendix E). (Note: Council, in correspondence dated 29 January 2026, indicated that that the Stage 1 interim public domain arrangements have been completed to its satisfaction, with some minor outstanding works to be completed) Completed Action: The auditee advised that the missing fence sections were completed on the 24 March 2026 and provided photographic drone image of the works.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A10	The Applicant may: (a) prepare and submit any strategy, plan (including management plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan) or program); (b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Interview with auditees 23/02/2026 Construction Environmental Management Plan (CEMP) V5 by ADCO, 02/02/26 Sediment and Erosion Control Plan (SECP) Stage 2, Rev B, 16/02/26 by Henry & Hymas	During this audit period, the Construction Environmental Management Plan (CEMP) was updated to Rev 5 (2/2/25) and Sediment and Erosion Control Plan (SECP) for Stage 2 was updated to Rev B (16/02/26).	Compliant
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.	Interview with auditees 23/02/2026	The auditee noted that the updated plans had not been submitted to the DPPI, as the DPPI have previously indicated submission of revised project management plans and subplans was not required.	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.	Interview with auditees 23/02/2026	As per Condition A11.	Not Triggered
A13	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.	Interview with auditees 23/02/2026 Construction Environmental Management Plan (CEMP) V5 by ADCO, 02/02/26 Sediment and Erosion Control Plan (SECP) Stage 2, Rev B, 16/02/26 by Henry & Hymas	It is of the view of the Auditor that the updated plans relevant to the audit period have been implemented in accordance with the relevant condition of those plans. Refer to Condition B14 (Construction Environmental Management Plan) for further details.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
Structural Adequacy				
A14	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>	Staged Crown Approval Certificate 23000548/1, MBC Group, dated 30 November 2023 (CC1) Staged Crown Approval Certificate 24000201 / 2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201 / 3, MBC Group, 24/09/2024 (CC3) Modified Crown Certificate 24000201/4, MBC Group, 27/06/2025 (CC4) Modified Crown Certificate 24000201/5, MBC Group, 09/01/2026 (CC5)	Crown Certificate CC1 (bulk excavation, foundations & in-ground services) and CC2 (structure & façade) issued by the Certifier. The Certifier has verified design/documentation for the current stage of works. The Certifier issued CC3 for design alterations, relocation of bicycle parking and reconfiguration of the loading bay, along with all remaining building works. The Certifier issued CC4 for the minor internal alterations to the configuration of each block. The Certifier issued CC5 for alterations to fence line, minor alterations to landscaping. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition.</i>	Compliant
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.	Staged Crown Approval Certificate 24000201 / 2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201 / 3, MBC Group, 24/09/2024 (CC3) External Wall System Disclosure Statement (Design) prepared by Architectus, 23/2/2024	Crown Certificate CC2 (structure & façade) issued by the Certifier. Presented External Wall System Disclosure Statement (Design) prepared by Architectus dated 23/2/2024. The statement was listed in the CC2. CC3 for the remaining building works was issued by the Certifier in September 2024. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</i>	Compliant
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.	Interview with auditees 23/02/2026 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) External Wall System Disclosure Statement (Design) prepared by Architectus, 23/2/2024 Facade Performance Solution Certificate for weatherproofing of Roofing & External Walls, 21/2/2024 Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3)	Crown Certificate CC2 (structure & façade) issued by the Certifier. Presented External Wall System Disclosure Statement (Design) prepared by Architectus dated 23/2/2024, and the Facade Performance Solution Certificate for weatherproofing of Roofing & External Walls, 21/2/2024. The Statement and Certificate are listed in the CC2. The Certifier approved minor modifications to the internal and external building designs with the issuance of CC3 in September 2024. The auditee advised that there were no relevant updates during the audit period. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</i>	Compliant
Design and Construction for Bush Fire				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees 23/02/2026 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Bushfire Construction Compliance Certificate from Bushfire Hazard Solutions (member of FPA Australia) 27/3/2024 Fire Engineering Report No. P00757 Rev 2, prepared by E-LAB Consulting, 16/2/2024	Crown Certificate CC2 (structure & façade) issued by the Certifier. Presented Bushfire Construction Compliance Certificate from Bushfire Hazard Solutions (member of FPA Australia) 27/3/2024; the Certificate is listed in the CC2. The auditee advised that there were no relevant updates during the audit period. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</i>	Compliant
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)	Interview with auditees 23/02/2026 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Bushfire Construction Compliance Certificate from Bushfire Hazard Solutions (member of FPA Australia) 27/3/2024 Fire Engineering Report No. P00757 Rev 2, prepared by E-LAB Consulting, 16/2/2024	Crown Certificate CC2 (structure & façade) issued by the Certifier. Presented Bushfire Construction Compliance Certificate from Bushfire Hazard Solutions (member of FPA Australia) 27/3/2024; the Certificate is listed in the CC2. The auditee advised that there were no relevant updates during the audit period. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</i>	Compliant
Applicability of Guidelines				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	RAP, Rev 3, dated 27/10/22, including an Unexpected Finds Management Plan Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO CNVMSPP, Rev 3, dated 10/10/23 by E-Lab Consulting CWMSP, Rev 3, dated 16/10/2023 by ADCO CFEMSP, Rev 1, dated 09/10/23, by Henry & Hymas CEMP, V5 by ADCO, 02/02/26 CTPMSP, Issue H dated July 2024 by Transport and Traffic Planning Associates (TTPA) CSWMP from Henry & Hymas, Rev 4, 4/8/2024 Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2.1, 31/07/2024 Microbat Management Plan The Forest High School, V3.1, dated 31/07/24, prepared by Kleinfelder Staged Crown Approval Certificate 23000548/1, MBC Group, dated 30 November 2023 (CC1) Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) Modified Crown Certificate 24000201/4, MBC Group, 27/06/2025 (CC4) Modified Crown Certificate 24000201/5, MBC Group, 09/01/2026 (CC5)	The project plans (CEMP and sub-plans) presented during the audit appear to reference the current versions of guidelines, protocols, Standards or policies. The Certifier has verified compliance with the BCA as referenced elsewhere in this compliance table.	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 23/02/2026	The auditee advised that no formal directions have been issued by the Planning Secretary.	Not Triggered
Monitoring and Environmental Audits				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&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>	Interview with auditees 23/02/2026 Site Environmental Inspection Records from ADCO (using Hammertech) 27/11/25, 10/12/25, 30/01/26 Water Discharge Permit from Northern Beaches Council (NBC), approval until 22/1/2026 Noise Monitoring Reports by SiteHive for 08/25, 09/25 Vibration Monitoring Reports by SiteHive for 08/25, 09/25, 10/25 Airborne Asbestos Fibre Monitoring Reports, JBS&G for 23/10/25, 08/12/25, 10/12/25, 27/10/25, 16/12/25, 18/12/25, 05/01/26, 07/01/26, 08/01/26, 09/01/26.	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. Independent Audit undertaken by WolfPeak under Condition C37 in accordance with ISO19011 and the Department’s IAPAR 2020 Site Environmental Inspection Records from ADCO include positive and negative observations observed. Actions within sighted records included cleaning and reinstating site sediment and erosion controls, all of which were listed as closed. Positive observations included removal of silt from OSD tank by sucker trucks to provide full capacity for stormwater retention. The auditee advised that noise, vibration and dust monitoring was reduced or ceased as high-risk activities were completed. Noise and vibration monitoring was undertaken until 24/09/25 and no dust monitoring was undertaken during the audit period beyond visual inspections. Airborne Asbestos Fibre Monitoring was conducted during the audit period to monitor the results of the removal of asbestos impacted materials within the siteworks. All sighted reports indicated satisfactory results, conforming to the minimum action level of <0.01 fibres/mL for control monitoring, as outlined in Work, Health and Safety Regulation (2017) and SafeWork NSW 2022 Code of Practice – How to Safely Remove Asbestos Water discharge permit from the council was approved until 22/01/26, to which the auditee advised of council approval of the operational stormwater system within the same week. Refer to Conditions and C25 for further details on stormwater system approval and discharge requirements. The auditee advised the onsite water treatment plant was decommissioned in late January 2026 as relevant works were completed, reducing the risk to a level in which the plant was no longer required as a mitigation measure.	Compliant
Access to Information				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/f/the-forest-high-school-relocation.html#category-reports Complaints Register current to 02/03/2026 CEMP V5 by ADCO, 02/02/26 Sediment and Erosion Control Plan (SECP) Stage 2, Rev B, 16/02/26 by Henry & Hymas SI Project Updates for 08/25 to 02/26 SI Community Notice for 20/08/25 Vibration Monitoring Reports by SiteHive for 08/25-10/25 Noise Monitoring Reports by SiteHive for 08/25-01/26 Vibration Monitoring Reports by SiteHive for 08/25-01/26 Airborne Asbestos Fibre Monitoring Reports, JBS&G for 23/10/25, 08/12/25, 10/12/25, 27/10/25, 16/12/25, 18/12/25, 05/01/26, 07/01/26, 08/01/26, 09/01/26.	The documentation in A22 (a) was available on the project website at the time of the audit, including the following: • Complaints Register current to 02/03/2026. • During the audit period, no non-compliances occurred onsite relevant to this audit scope (refer to A26 for details). • Noise, vibration, & air quality monitoring reports for the audit period (as listed in A21). • SSD-26876801 Modification of Development Consent, or Modification instrument: MOD-1, MOD-2, MOD-3. • Community Notice by SI for 20/08/25 regarding MOD-4 submission. • Project Updates by SI within the audit period: 08/25 to 02/26. • All Independent Audit Reports completed by WolfPeak and Response to Audit Reports: No.1, No. 2, No. 3, & No. 4. • Required management plans/subplans, including the two that were updated within the audit period: CEMP and SECP. All of which were current revisions besides the SECP.	Compliant
Compliance				
A23	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.	Project Specific Induction Rev.9, 02/02/26 by ADCO Induction Register as of 11/02/26, Hammertech	The Project specific induction sighted 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. All employees are also required to do a general company online induction (ADCO). Subcontractor's agreements require compliance with the CEMP. Sighted Aconex correspondence 7/8/25 and 21/5/25 with a list of subcontractors and copies of the CEMP and subplans. Hammertech induction – register with approvals, e.g. civil contractor and EWP. Sighted Induction Register kept in Hammertech. The induction register shows people inducted, approval and test status of each personnel and other details. Induction presentation (Rev.9) includes the conditions of consent and the requirement to comply with all conditions. Slide 1, notes the SSD Number and Slide 6 states a condition of entry is to abide by the SSD Conditions of Consent.	Compliant
Incident Notification, Reporting and Response				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
A24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with auditees 23/02/2026 Incident Register current to 16/2/2026 Letter from SINSW to DPHI 20/08/25, re: Incident Notification – Condition A24 (Incident No. 11) ADCO Incident Details Report INC-99854, 20/08/2025 Incident Report No 1 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 11/09/25, re: Incident Notification – Condition A24 (Incident No. 12) ADCO Incident Details Report INC-105266, 10/09/2025 Incident Report No 12 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 22/01/26, re: Incident Notification – Condition A24 (Incident No. 13) ADCO Incident Details Report INC-105266, 10/09/2025 Incident Report No 13 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 22/01/26, re: Incident Notification – Condition A24 (Incident No. 13)	During the audit period, 3 x incidents occurred on site that were all related to the overflow of sediment water due to significant rain events on 20/08/25, 10/09/25, 17/01/26. All incidents were notified to the DPHI under Condition A24 accordingly. Incidents were also reported to the EPA, refer to C25 for details.	Compliant
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	Interview with auditees 23/02/2026 Letter from SINSW to DPHI 05/09/25, re: SSD 26876801 Condition A25 Incident Report No 11 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 01/10/26, re: SSD 26876801 Condition A25 Incident Report No 12 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 01/10/26, re: SSD 26876801 Condition A25 Incident Report No 12 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 13/02/26, re: SSD 26876801 Submission of Incident Report in accordance with Condition A25 Incident Report No 13 - SSD 26876801 Condition A25 by Johnstaff	Incident Reports were sighted for Incident No. 11, No. 12 and No. 13, including all the details as per Appendix 2 of the SSD Conditions, and were submitted to DPHI within the required timeframe of Appendix 2 (within 30 days of the date on which the incident occurred).	Compliant
Non-Compliance Notification				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees 23/02/2026 Non-compliances notification from IA3 to the DPHI, 20/02/25 Letter from SINSW to DPHI 06/02/26, re: SSD 26876801 Notification of Non-Compliance in accordance with Condition A26 and A27	Non-compliance notification for Conditions D4 and D6 were notified to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report. No non-compliances were raised in IA4, therefore no notification to the DPHI was required in this regard.	Compliant
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.	Interview with auditees 23/02/2026 Non-compliances notification from IA2 to the DPHI, 4/10/24 Non-compliances notification from IA3 to the DPHI, 20/02/25	Refer to Condition A26.	Not Triggered
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 23/02/2026	Refer to Condition A26.	Not Triggered
Revision of Strategies, Plans and Programs				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
A29	Within three months of: e) the submission of an incident report under condition A25; f) the submission of an Independent Audit under condition C37 or C39; g) the approval of any modification of the conditions of this consent; or h) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Incident Notifications from SINSW to DPHI in accordance with conditions A24 and A25 Modification of Development Consent, SSD-26876801 (Mod-3), 27/11/2025 Submission of IA4 No. 4 on 25 September 2025 Letter SINSW to DPHI 16/10/26, Re: Submission of Notification for Revision of Strategies, Plans and Programs in accordance with Condition A29 Letter SINSW to DPHI 16/10/26, Re: Submission of Notification for Revision of Strategies, Plans and Programs in accordance with Condition A29 Letter SINSW to DPHI 19/12/25, re: Submission of Notification for Revision of Strategies, Plans and Programs in accordance with Condition A29 Email Johnstaff to Certifier 30/03/26, re: TFHS Review of Plans	Evidence was sighted that demonstrated the DPHI was notified in writing of a reviews being carried out of all strategies, plans and programs on 2 x occasions, as follows: • 16/10/25: as a result of: 1. Submission of IA4 No. 4 on 25 September 2025. 2. Submission of Incident Report No. 11 on 8 September 2025. 3. Submission of Incident Report No. 12 on 2 October 2025. • 19/12/25: as a result of: 1. Modification No. 3 dated 27 November 2025. 2. DPHI OOHW approval letter dated 10 December 2025. The auditee noted that no update to relevant plans were required in response to the reviews mentioned above. The DPHI was notified for listed events within 3 months as stipulated under this Condition. Non-compliance: No evidence was sighted to verify that the Certifier was notified in writing that relevant strategies, plans and programs were undergoing review for the following occasions: • 16/10/25: as a result of: 1. Submission of IA4 No. 4 on 25 September 2025. 2. Submission of Incident Report No. 11 on 8 September 2025. 3. Submission of Incident Report No. 12 on 2 October 2025. • 19/12/25: as a result of: 1. Modification No. 3 dated 27 November 2025. 2. DPHI OOHW approval letter dated 10 December 2025. Recommendation: Provide evidence that the Certifier is notified of reviews of relevant strategies, plans and programs in accordance with A29. Completed action: The Certifier was notified on 30 March 2026 that the strategies and plans were being reviewed as a result of the items noted. Non-Compliance is closed.	Non-compliant
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Refer A29	Refer A29. The strategies plans and programs were reviewed and the auditees determined that no updates were warranted.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	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.	Interview with auditees 23/02/2026 SINSW Notification to DPHI dated 04/12/23, re: The Forest High School (SSD 26876801): Submission of Notification for Commencement of Development in accordance with Condition B1	SINSW notified DPHI on 04/12/23 of the intention to commence construction on 06/12/23 Commencement of operation of the school (eastern side) occurred on 02/02/26. SI Notification dated 4/12/2025 advising commencement of operation 27/01/26 attached at link. Notification dated 22/10/26 also attached advising that commencement of operation has been delayed to 2/2/26.	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 23/02/2026	Refer to B1.	Compliant
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 30/11/2023 (CC1) ADG Engineers (Aust) Pty Ltd letter to ADCO, dated 8/09/2023, re: Structural Design Certificate: CC1 Piling, including Structural drawings register. Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Structural Design Plans prepared by ADG Engineers No. 26986, 16/2/2024 Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3)	Certified Drawings – Structural Design Certificate prepared by ADG Engineers (Aust) Pty Ltd endorsed by an Associate Engineer from ADG Engineers, dated 8/9/2023, is listed in the CC1 Approval Certificate and the Structural Design Plans prepared by ADG Engineers No. 26986, 16/2/2024, listed in CC2. Architectural Plans prepared by Architectus – DWG are listed in the CC3 Approval Certificate. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition.</i>	Compliant
External Walls and Cladding				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B4	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.	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 Email 7/03/2024 from MBC-ADCO re: clarification on Condition B4 External Walls & Cladding Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) External Wall System Disclosure Statement (Design) prepared by Architectus, 23/2/2024	Construction commenced on 6/12/23. 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, rather than 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 construction". The auditor considers the Certifier's interpretation as reasonable. CC2 (structure & façade) issued by the Certifier. Presented External Wall System Disclosure Statement (Design) prepared by Architectus dated 23/2/2024. The statement was listed in the CC2. CC3 (balance of works) for the modification of external and internal design alterations and remaining building work issued by the Certifier 25/09/24. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</i>	Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: - 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; - 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; - submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and - provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Public Infrastructure Condition Survey (Pre-construction Report), by Childs Property Inspections Pty Ltd, Inspection dates 6 and 19 September 2023 Email from ADCO to Northern Beaches Council dated 16/10/23, re: The Forest High School – Dilapidation Survey – Northern Beaches Council Letter 8/03/2024 from Warringah Council – Cerebral Palsy Alliance re: DA2011/1633 Lot 2733 DP 752038 187 Allambie Road	Pre-Construction dilapidation report issued to Council on 16 October 2023. Pre-Construction dilapidation report listed in the CC1 Approval Certificate. Services were disconnected prior to SSD works, as they were completed under a separate DA 2011/1633 for demolition and ancillary works. No consultation was required. The auditee advised that there were no relevant updates during the audit period.	Compliant
Pre-Construction Survey – Adjoining Properties				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B6	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.	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 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 Childs Property Inspections Pty Ltd Progress Report 5 Oct 2023: - 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 Road granny flat (on 19/09/23) and 55 Arnhem Road (on 29/09/23)	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. 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. 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. The auditee advised that there were no relevant updates during the audit period.	Compliant
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.	Property Condition Survey (Pre-construction Report) Property Inspected Arranounbai Building, 8/9/2023 at 8:00am, by Childs Property Inspections Pty Ltd Property Condition Survey (Pre-construction Report) Property Inspected Cerebral Palsy Building, 8/9/2023 at 8:00am, by Childs Property Inspections Pty Ltd 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) Property Condition Survey (Pre-construction Report) Property Inspected 228 Allambie Road, Allambie Heights 19/9/2023 AT 7:00am by Childs Property Inspections Pty Ltd	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. The auditee advised that there were no relevant updates during the audit period.	Compliant
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Email 6/03/2024 John Staff - Stephanie Hopkins from SINSW re: providing a copy of the Property Condition Survey for the Arranounbai Building 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 Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1)	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. Residential buildings impacted by vibration, levels below the triggers. The auditee advised that there were no relevant updates during the audit period.	Compliant
Community Communication Strategy				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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 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. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant 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.	Interview with auditees 23/02/2026 Community Communication Strategy (CCS) V1.0 dated 30/11/23 SINSW letter dated 4/12/23, re: submission of CCS Complaints Register current to 02/03/2026 Project Control Group (PCG) Meeting Minutes for: #54 (21/08/25), #55 (18/09/25), #56 (16/10/25), #57 (20/11/25), & #58 (18/12/25)	SINSW submitted the CCS to DPHI on 4/12/23. DPHI acknowledged receipt of the CCS on 12/01/24 and noted that the CCS included the information required under condition B9. The auditee noted that no changes have been made to the CCS during the audit period. Complaints Register current to 02/3/25 is available on the project website, which covers the audit period. The complaints register included the date of complaint, the date resolved, the details of the complaint and the actions taken. All complaints are listed as closed with no follow up complaints received. Complaints management is discussed in Section 3.6 of the audit report. The auditee advised that SI manages project communications. Notification to residents during the audit period were sighted in the project website Project Control Group (PCG) Meeting Minutes were sighted for meetings that occurred during the audit period, refer to B10 for details.	Compliant
Social Impacts Management				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B10	The Project Control Group (PCG) (an established governance system managed by the Department of Education) will manage issues arising during construction. The PCG must: (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: (i) The Cerebral Palsy Alliance; (ii) Sunnyfield Disability Services; (iii) The Arranounbai School; (iv) Residential receivers on Allambie Road, Arnheim Road and Sunlea Place; (v) Residential receivers on Madison Way; and (vi) additional stakeholders identified as result of public exhibition and Social Impact Assessment (SIA) of the proposed development. (d) provide the school principals and operators with a 3-weekly look-ahead of planned construction activities; (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 (f) provide a process for rapid responses to urgent issues raised to protect and maintain the wellbeing of vulnerable community members	Interview with auditees 23/02/2026 Correspondence sent to PCG members Project Control Group (PCG) Meeting Minutes for: #54 (21/08/25), #55 (18/09/25), #56 (16/10/25), #57 (20/11/25), & #58 (18/12/25)	PCG meetings occurred monthly from Aug to Dec 25, with agreement that the Jan 26 meeting would not proceed due to the Christmas holiday break as stated in the Dec 25 meeting minutes. The invitees listed in sighted meeting minutes include multiple representatives from Johnstaff, SI and the DoE, including Principals of The Forest High School and the Arranounbai School. PCG minutes include the status and updates of project works, program, planning modifications, operational readiness, and community consultation strategy. The auditee noted that PCG reports are issued to the group prior to the meetings, which address communications in Section 15, and are listed as attachments to the meeting minutes. The auditee advised that no meeting was held in Feb 26 as the school had commenced operation Non-compliance: PCG meetings have not occurred monthly for the entire duration of construction as stipulated in B10 (a) and (b), as no meeting was conducted in February 2026 and no evidence of agreement from PCG was sighted. Recommendation: Resume monthly PCG meetings or obtain agreement from the PCG on a different frequency for future meetings for the remainder of construction and for the three month period following commencement of operation. Completed action: The auditee advised that February PCG was not held due to commencement of operation of the school, and that future meetings are being reinstated for the remainder of construction.	Non-compliant
Ecologically Sustainable Development				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Interview with auditees 23/02/2026 Email from Green Building Council of Australia to DoE dated 9/12/2021 Sustainable Design Brief The Forest High School 187 Allambie Road, Allambie Heights, Rev 1, 23/08/2023 by E-Lab Consulting Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1) 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) Green Star Project Manager (on-line dated 04/03/2024) for Forest High School - rating tool: Green Star – Design & Asd built v1.3, primary status: registered, desired rating: 5 Star Green Rating, rating type: new construction	The project was registered for 5 Star Green Star – Design & As Built v1.3 rating on 9/12/2021 A Sustainable Design Brief The Forest High School 187 Allambie Road, Allambie Heights, Rev 1, 23/08/2023 was prepared by E-Lab Consulting with Green Star Pathway for the development. CC1 refers to Condition B11 and the Sustainable Design Brief Since registration, the Green Star – Design & As Built v1.3 has been superseded by version Green Star Buildings v1 https://new.gbca.org.au/green-star/rating-system/design-and-built/ 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 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: • 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 The auditee advised that there were no relevant updates during the audit period.	Compliant
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 23/02/2026 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Design Certificate – Inground Services 8/9/2023 from New Edge Group Staged Crown Approval Certificate 23000548/1, MBC Group, 30/11/2023 (CC1) Correspondence from ADCO to MBC, 7/05/25 re: CC2 Structure & Façade Submission Correspondence from ADCO to MBC, 27/09/24 re: Submission of drawing including lighting plans/details Correspondence from ADCO to Engineers, 5/9/24 re. updated lighting and cable tray drawings	The Design Certificate – Inground Services 8/9/2023 from New Edge Group was provided to the Certifier, and that certificate has been listed in Staged Crown Approval Certificate 23000548/1, MBC Group, 30/11/2023 (CC1). Correspondence from ADCO to Certifier (MBC) dated 27/09/24 for the submission of drawing, including lighting plans/details, and on 7/05/25 for the CC2 Structure & Façade Submission. The auditee advised that there were no relevant updates during the audit period. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</i>	Compliant
Environmental Management Plan Requirements				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B13	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). Notes: - 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.	Interview with auditees 23/02/2026 CEMP, V5 by ADCO, 02/02/26 and Sub-Plans as detailed in B14 and other conditions of this audit table.	Although the DPHI April 2020 guideline is not specifically mentioned in the CEMP, the Auditor is of the view that CEMP documents are generally consistent with the DPHI guideline and have regards to other relevant guidelines. Latest revision of CEMP, V5, was updated by ADCO on 02/02/2026.	Compliant
Construction Environmental Management Plan				
B14	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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (e) Construction Noise and Vibration Management Sub-Plan (see condition B17); (f) Construction Waste Management Sub-Plan (see condition B18); (g) Construction Soil and Water Management Sub-Plan (see condition B19); (h) Biodiversity Management Sub-Plan (see condition B20); (i) Construction Flood Emergency Management Sub-Plan (see Condition B21); and (j) Aboriginal Cultural Heritage Management Sub-Plan (see Condition B27).	Interview with auditees 23/02/2026 Construction Environmental Management Plan (CEMP) V5 by ADCO, 02/02/26 CTPMSP, Issue H dated July 2024 by Transport and Traffic Planning Associates (TTPA) CSWMP from Henry & Hymas, Rev 4, August 2024 Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2.1, 31/7/2024 Microbat Management Plan The Forest High School, V3.1, dated 31/07/24 prepared by Kleinfelder CNVMSPP, Rev 3, dated 10/10/23 by E-Lab Consulting CWMSP, Rev 3, dated 16/10/2023 by ADCO CFEMSP, Rev 1, dated 09/10/2023, by Henry & Hymas Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO RAP, Rev 3, dated 27/10/22, including an Unexpected Finds Management Plan Asbestos and Hazardous Building Materials Management Sub Plan (AHBMMSP) V2.6 by ADCO 20/05/25 – periodic review Construction Traffic Management Plan (CTMP) Issue H by TTPA Waste Management Sub Plan (WMSP) V3.5 by ADCO, 20/05/25 – periodic review Construction Soil & Water Management Sub-Plan (CSWMP), Henry & Hymas, Rev 4, 02/08/2024 Sediment and Erosion Control Plan Stage 2, Rev B, 16/02/26 by Henry & Hymas	The CEMP and sub-plans addressed the items (a) to (j) of Condition B14. The Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO, includes an Unexpected Finds Protocol. The Construction Environmental Management Plan (CEMP) The Forest High School, V5 dated 02/02/2026, by ADCO was updated during the audit period. No updates were undertaken to the sub-plans. The CEMP Version 2.0 was submitted to the Certifier on 12/08/2024. The latest revision of CEMP, V5, was updated by ADCO on 02/02/2026.	Compliant
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.	As per B14	The auditee advised that the Planning Secretary has not requested a copy of the CEMP and subplans.	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B16	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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) upon completion of the shell of the on-site basement carpark, making the area available for use by construction workers for parking; (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; (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); (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); (viii) ensure construction traffic maintains the posted speed limit in the western access driveway and does not park on the shared driveway; and (d) A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes.	Interview with auditees 23/02/2026 Construction Traffic and Pedestrian Management Plan (CTPMP) Forest High School Relocation and Construction, Issue H dated July 2024 by Transport and Traffic Planning Associates (TTPA) Aconex ADCO to the MBC Group re. Updated Management Plans, 12/08/2024 Complaints Register current to 09/02/2026 Toolbox Talk Record from ADCO (using Hammertech), 20/11/25	The Construction Traffic and Pedestrian Management Plan Forest High School Relocation and Construction (CTPMP) (by TTPA, July 24) was prepared by specialists' traffic and transport consultants TTPA. The CV of TTPA's traffic engineer who prepared the TTPA is attached in the CTPMP. The CTPMSP was submitted to Council and TfNSW prior to commencement of construction. Correspondence with Council and TfNSW regarding the CTPMSP is provided in the CTPMSP. The CPTMSP was updated in July 2024 (Rev H) and section 4.10 'Parking' was revised to indicate that no on-site parking provisions were available with workers to be restricted to on-street parking within industrial areas. The CPTMSP indicates that the on-street network around the industrial area has sufficient spare capacity for the 75 vehicles, which aligns with the Transport Access Impact Assessment under the SSD. This document was submitted to the Certifier (MBC Group) on 12/8/2024. The auditee advised that there were no required updates to the CTPMSP during the audit period. 3 x complaints were received during the audit period related to contractor vehicle parking. ADCO have addressed this through subcontractor toolbox talks, including on 20/11/25, with records stating the project has received a number of complaints for contractors parking in residents and neighbours carparks and driveways and anyone found to be doing this moving forward will be removed from site.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B17	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (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 and the Construction Noise and Vibration Impact Assessment, Rev 5 dated 29 April 2025 and prepared by E-LAB Consulting; (b) be prepared by a suitably qualified and experienced noise expert; (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; (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; (g) describe the community consultation undertaken to develop the strategies in condition B17(e); (h) include a complaints management system that would be implemented for the duration of the construction; and (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.	Interview with auditees 23/02/2026 Construction Noise and Vibration Management Sub-Plan, Forest High School, Rev 3, dated 10/10/23 by E-Lab Consulting	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 who prepared the CNVMSP are attached in the CNVMSP. The CNVMSP addresses items (a)-(j) of Condition B17. No updates were identified in the CNVMSP during the audit period.	Compliant
B18	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the status of the development areas of the site based on the validation results.	Interview with auditees 23/02/2026 Construction Waste Management Sub-Plan (CWMP) The Forest High School, Rev 3, ADCO, 16/10/2023 Waste Management Sub Plan (WMSP) V3.5 by ADCO, 20/05/25	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). The Waste Management Sub Plan (WMSP) V3.5 was reviewed on 20/05/25 (periodic review). The auditee advised that there were no required updates to the sub-plan during the audit period	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B19	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: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) measures to prevent groundwater contamination; (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; (e) stormwater control and discharge; (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'; (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); (h) detail all off-site flows from the site; and (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.	Interview with auditees 23/02/2026 Construction Soil & Water Management Sub-Plan (CSWMP), Henry & Hymas, Rev 4, August 2024, which includes added Register of Changes to the CSWMSP and the Sediment and Erosion Control Plan (SECP) Rev 4 dated 15/11/23 RAP, Rev 3, dated 27/10/22, including an Unexpected Finds Management Plan Addendum Remedial Action Plan Forest High School 65620/155433 Rev B, 10/11/2023 by JBS&G Sediment Erosion Control Plan Stage 2, Rev B, 16/02/26 by Henry & Hymas	Construction Soil & Water Management Sub-Plan (CSWMP), Henry & Hymas, was updated to Rev 4, in August 2024, prepared in accordance with the requirements of Condition B19. The CSWMSP was prepared by Henry & Hymas's and includes a Register of Changes. The CSWMSP was prepared in consultation with Council and updates have been provided to the Council during May and June 2024. The records of consultation with Council are provided in the CSWMSP. 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 was updated with a number of hold points in consultation with the Site Auditor and an Addendum RAP was prepared by JBS&G dated 10/11/2023 noted that the proposed actions outlined in this Addendum RAP conform to the requirements of the Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition) (EPA 2017). For details regarding the risks posed by contamination and its management refer to Remedial Action Plan (RAP) and the addendum and the previous audit details. Regarding Sediment and Erosion control refer to Section 3.5 of the Audit Report. The SECP for Stage 2 was updated to Rev B on 16/02/26. Observation: insufficient evidence was sighted to verify that personnel who prepared the latest version of the SECP and conducted inspections of site erosion and sediment controls in response to reported incidents during the audit period were held the qualification of Certified Professional in Erosion and Sediment Control (CPESC). Recommendation: It is recommended that revisions of SECPs and inspections of those controls be undertaken a CPESC, with evidence provided in the relevant documentation.	Compliant
B20	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person/s; (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 21 March 2024 and set out how these areas will be protected from construction impacts; (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 (d) is consistent with the Vegetation Management Plan as detailed in Condition B22.	Interview with auditees 23/02/2026 Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2.1, 31/7/2024	Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, was updated to Rev 2.1, was updated on 31 July 2024 (BMSP). The BMSP 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. Section 3 of the BMSP addresses items (b) and (c) The BMSP is consistent with the Vegetation Management Plan, which was also prepared by Kleinfelder's Howard Rogers (refer to Condition B22). The BMSP was updated as a result of the Modification-2. No updates were identified in the BMSP during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B21	The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EHG); (c) include details of: (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.	Interview with auditees 23/02/2026 Construction Flood Emergency Management Sub-Plan Proposed High School Allambie Heights NSW, Rev 1, dated 9/10/23, by Henry & Hymas	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. The CFEMSP addresses items (a)-(c) of Condition B21. No updates on the CFEMSP during the audit period.	Compliant
Vegetation Management Plan				
B22	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: (a) ensure that initial weed removal and replacement planting works occur over a minimum of three years from the time of replacement planting; (b) be carried out in perpetuity and include appropriate monitoring and adaptive management methods; and (c) meet the benchmark values, as contained within BioNet Vegetation Classification, for PCT 1786.	Interview with auditees 23/02/2026 Vegetation Management Plan The Forest High School, Allambie Road, Allambie NSW, V2, dated 28/11/23 by Kleinfelder (the VMP)	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. The VMP includes measures for the rehabilitation and reconstruction of the Duffys Forest. 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. No updates on the VMP during the audit period.	Compliant
B22A	Prior to the commencement of vegetation removal associated with SSD-26876801-Mod-2, the Applicant must engage a qualified Ecologist. Details of the ecologist consultant including name, business name and contact details must be provided to the Certifier.	Interview with auditees 23/02/2026 Email to the Certifier on the 25/7/24	Email to the Certifier sent on 25/7/24. Geraldene Dallby-Ball. Accreditation No. No. 53655 Ecological Consultants Australia expiry date 14/3/2026. Aitken Civil engaged the Ecologist. Not Triggered this audit period.	Not Triggered
B22B	The ecologist consultant, as required by condition B22A, must be commissioned to: a) undertake any required targeted search for fauna prior to clearing; b) undertake a pre-clearing survey; c) to delineate, map, tag and mark: i) habitat bearing trees and shrubs to be retained, removed or transplanted ii) flora and fauna habitat features including but not limited to, determining the presence of any resident native fauna using nests, dreys, hollows or logs; d) supervise the clearance of trees and shrubs (native and exotic) in order to capture, treat and/or relocate any displaced native fauna to an appropriate nearby location; and e) prior to tree removal, salvaged sections of any tree containing hollow or habitat are to be placed within the bushland areas of the site.	Interview with auditees 23/02/2026 New The Forest High School Modification 2 (SSD-26876801-Mod-2) Assessment Report 19/07/2024 Preclearance assessment and ecologist on-site during tree removal works from Ecological Consultants Australia, 19/08/2024	Eleven trees were removed as part of Mod-2 on 6/8/2024. No other trees have been removed or pruned since the last audit. Refer to IA2 for Preclearance Assessment report dated 19/08/2024. Not Triggered this audit period. No clearing was undertaken during the audit period	Not Triggered
Construction Parking				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B23	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must include the following: (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 (b) encourage the use of other travel arrangements, where practical, to minimise traffic impacts in nearby public and residential streets.	Interview with auditees 23/02/2026 CTPMSP, Issue H dated July 2024 by Transport and Traffic Planning Associates (TTPA) Staged Crown Approval Certificate 23000548/1, MBC Group, dated 30 November 2023 (CC1)	The auditee advised that the Construction Worker Transportation strategy is contained within the Construction Transport and Parking Management Sub Plan. CC1 refers to "Construction Workers Transport Strategy Rev V0 prepared by ADCO dated 4 October 2023:" CTPMP was updated in July 2024 to remove parking on site. No updates on the CWTS during the audit period.	Compliant
Flood Management – Construction				
B24	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.	Interview with auditees 23/02/2026 Staged Crown Approval Certificate 23000548/1, MBC Group, dated 30 November 2023 (CC1) Email 7/03/2024 MBC Group – ADCO re: Condition B24 Flood Management Construction Flood Statement prepared by Enstruct Group Pty Ltd dated 26/04/2024 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Civil Design Statement (CC2) prepared by Henry & Hyman, dated 13/5/24 Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3)	In correspondence from MBC Group, dated 7/03/2024, the Certifier 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. The Flood Statement prepared by Enstruct Group Pty Ltd dated 26/04/2024, is listed in the Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2). Note: WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition The auditee advised that there were no relevant updates during the audit period.	Compliant
B25	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.	Interview with auditees 23/02/2026 Staged Crown Approval Certificate 23000548/1, MBC Group, dated 30 November 2023 (CC1) Flood Statement prepared by Enstruct Group Pty Ltd dated 26/04/2024 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Civil Design Statement (CC2) prepared by Henry & Hyman, dated 13/5/24 Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3)	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." The Flood Statement prepared by Enstruct Group Pty Ltd dated 26/04/2024, is listed in the Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) The auditee advised that there were no relevant updates during the audit period. Note: WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B26	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.	Interview with auditees 23/02/2026 Acoustics Compliance Certificate - Design of Mechanical Plant and Equipment - prepared by E-LAB dated 5/4/2024. Mechanical Design Statement prepared by Climax Air Conditioning dated 18/09/2024 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) Acoustics letter from Elab Consulting, 5/4/2024 re. Forest High School Condition B26 - Acoustics	Presented Acoustics Compliance Certificate - Design of Mechanical Plant and Equipment - prepared by E-LAB dated 5/4/2024, listed in CC2. Mechanical design statement prepared by Climax Air Conditioning dated 18/9/2024 has been accepted by the certifier for the CC3. Presented letter from E-Lab Consulting re. Forest High School Condition B26 - Acoustics confirmation that the designs are capable of meeting the requirements of the Noise and Vibration Impact Assessment, and Condition B26. The auditee advised that there were no relevant updates during the audit period. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</i>	Compliant
Aboriginal Heritage				
B27	Prior to the commencement of construction, the Applicant must: (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 (b) prepare an unexpected finds procedure to explain the process of stop-work provisions should these be required.	Interview with auditees 23/02/2026 Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO 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	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 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. 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 its Hightail server. 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. The Aboriginal Cultural Heritage Management Sub-Plan the Forest High School, dated 26/09/23, by ADCO, includes an Unexpected Finds Protocol. The auditee advised that there were no relevant updates during the audit period. No unexpected finds during the audit period	Compliant
Biodiversity				
B28	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.	Interview with auditees 23/02/2026 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) Biodiversity Compliance Statement, received 11/5/24	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. The retirement of credits by payment to the Biodiversity Conservation Fund was undertaken after the commencement of construction and vegetation clearing. The payment has been made, and this item is closed.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status																		
B29	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. <table><tr><th>Credit class</th><th>Area to be affected (ha)</th><th>Total number of credits</th></tr><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>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low</td><td>0.15</td><td>1</td></tr><tr><td>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Mod</td><td>0.28</td><td>12</td></tr></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			Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low	0.15	1	Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Mod	0.28	12	Interview with auditees 23/02/2026 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) Biodiversity Compliance Statement, received 11/5/24	On 4/4/2024, 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
Credit class	Area to be affected (ha)	Total number of credits																				
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Duffys Forest Ecological Community in the Sydney Basin Bioregion	0.28	8																				
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Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Mod	0.28	12																				
B29A	Prior to the removal of the eleven (11) trees identified in SSD-26876801-Mod-2, the number and classes of additional 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 21 March 2024 and as detailed in the table below must be retired.	Interview with auditees 23/02/2026 Non-compliance Notification SINSW to DPHI dated 13/08/2024 re. retirement of credits by payment to the Biodiversity Conservation Fund Statement confirming payment into Biodiversity Conservation Fund for an offset obligation from NSW Government Biodiversity Conservation Trust, 3/9/2024	The retirement of credits by payment to the Biodiversity Conservation Fund was made on 3/9/2024. During the previous audit, a non-compliance was raised and notified to DPHI on 13/8/2024 regarding the retirement of credits by payment to the Biodiversity Conservation Fund not made prior to the removal of the 11 trees on 6/8/2024. SINSW became aware on 8/8/2024. Evidence was previously presented indicating that SINSW made the payment on 03/9/2024 and received a Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation from the NSW Government Biodiversity Conservation Trust.	Compliant																		
B29B	The requirement to retire like-for-like species credits in condition B29A 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. <table><tr><th>Credit class</th><th>Area to be affected (ha)</th><th>Total number of credits</th></tr><tr><td colspan="3">Species credits</td></tr><tr><td>Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low</td><td>0.15</td><td>1</td></tr></table>	Credit class	Area to be affected (ha)	Total number of credits	Species credits			Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low	0.15	1	Interview with auditees 23/02/2026 Non-compliance Notification SINSW to DPHI dated 13/08/2024 re. retirement of credits by payment to the Biodiversity Conservation Fund Statement confirming payment into Biodiversity Conservation Fund for an offset obligation from NSW Government Biodiversity Conservation Trust, 3/9/2024	The retirement of credits by payment to the Biodiversity Conservation Fund was not made prior to the removal of the 11 trees on 6/8/2024. A non-compliance was notified to DPHI on 13/8/2024 regarding the retirement of credits by payment to the Biodiversity Conservation Fund not made prior to the removal of the 11 trees on 6/8/2024. SINSW became aware on 8/8/2024. Evidence was previously presented indicating that SINSW made the payment on 03/9/2024 and received a Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation from the NSW Government Biodiversity Conservation Trust.	Compliant									
Credit class	Area to be affected (ha)	Total number of credits																				
Species credits																						
Chalinolobus dwyeri / Large-eared Pied Bat (Fauna) – 1786_Low	0.15	1																				
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.	Interview with auditees 23/02/2026 Microbat Management Plan The Forest High School, V3.1, dated 31/07/24 prepared by Kleinfelder	A Microbat Management Plan The Forest High School, V3.1, dated 31/07/24 prepared by Kleinfelder. The ecologist who prepared the plan, Dr Cassandra Bugir, has a PhD Conservation Ecology, BSc Ecology and Evolutionary Biology; their CV is appended to the plan. The Plan was updated as a result of Modification-2 (tree removal) and submitted to the Certifier on 12/8/2024. The auditee advised that there were no relevant updates during the audit period.	Compliant																		
Operational Waste Storage																						

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B31	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: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes water supply with a hose; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Interview with auditees 23/02/2026 Operational Waste Management Plan The Forest High School – Allambie Heights, Rev 2, dated 3/08/2022 prepared by Foresight Environmental Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) Operational Waste - Architectural Design Statement, 10/5/2024 from Architects addressing B31 requirements Operational Waste Management Plan The Forest High School – Allambie Heights, Rev.4, dated 15/07/25 prepared by Foresight Environmental Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) Drawing with photo for Waste Storage Area Location	The Architectural Design Statement from Architects dated 10/5/2024 was sent to the Certifier on 10/5/24. Construction of the waste area has been completed and included in CC3. A waste location plan and photo were provided showing the completed of the waste storage area on site.	Compliant
Roadwork and Pedestrian Access Improvement				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B32A	Prior to the commencement of construction for the Stage 1 external roadworks and pedestrian infrastructure proposed in the public domain plans listed in Condition A2 in the EIS and RfS, 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): (a) signalisation of intersection at Aquatic Drive and Allambie Road; (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; (c) new bus zones on the northern and southern sides of Aquatic Drive to the west of the new pedestrian signalised intersection with Allambie Road on Aquatic Drive; (d) temporary pedestrian (zebra) crossing on Aquatic Drive to the west of the intersection with Allambie Road relocation and expansion to existing bus zone on the east side of Allambie Road; (e) on-street pick-up/drop-off bays on the northern and southern sides of Aquatic Drive to the west of the temporary pedestrian crossing as shown in the public domain plans; (f) an accessible on-street pick-up/drop-off zone adjacent to the main pedestrian entry to the school on Allambie Road; (g) widening of existing shared path adjacent to the school along Aquatic Drive and Allambie Road to 4m (where shown on the public domain plans listed in Condition A2); and (h) generally in accordance with the Stage 1 works shown on the Public Domain Plans prepared by Henry & Hymas Enstruct as listed in condition A2. (h) signage and pavement markings on the footpath adjacent to and on approached to the driveway crossover at 2 Aquatic Drive, alerting vehicles to pedestrian and cyclist activity; (i) signage and pavement markings on the footpath adjacent to and on approached to the driveway crossover at 2 Aquatic Drive, alerting vehicles to pedestrian and cyclist activity; (j) upgraded pedestrian refuge relocated north of Sunlea Place; and (k) wayfinding signage and pavement markings on the northern approaches to the school from Warringah Road and on Allambie Road to direct pedestrians to the shared pathway on the western side of Allambie Road. Notes: • 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.	Interview with auditees 23/02/2026 The Forest High School Allambie Road, Allambie Heights Assessment Letter, by TTPA, dated 4/10/23 Roads Act Section 138 Approval - Rodborough Road Pedestrian Safety Works 17/06/25 by NBC Modification of Development Consent, SSD-26876801 (Mod-3), 27/11/2025 Civil Engineering Works Design Drawing Package: Stage 1 Works – Allambie Road intersection Upgrades, 187 Allambie Road, Allambie Heights, NSW, by H&H, Rev 1 – Issued for S138 Approval Letter from NBC to Johnstaff, dated 04/12/25, Re: Roads Act Section 138 Approval – Stage 1 Public Domain Works Email 29/01/26 TfNSW-ADCO, Re: Compliance Declaration -ADCO - Forest High School - School Zone Signage and Pavement Marking	NBC provided written approval on 04/12/25 of the <i>Roads Act</i> Application to construct the Stage 1 Allambie Road and Aquatic Drive Public Domain works under consent SSD-26876801-Mod-3, however further stated that the approval does not cover the works item required as detailed in the modification condition B32A (J), which will require a separate approval once the design has been submitted to Council for review. Transport for NSW (TfNSW) acknowledged and confirm that ADCO has installed school zone signage and line marking to agreed standards via email on 29/01/26, with the condition that school zone speed patches and dragons' teeth pavement markings are completed and evidence provided to Network and Safety Services prior to the start of Day 1, Term 1, 2026 Auditee noted that Stage 1 public domain works commenced on 06/12/25, which is compliant with the timeframe requirements of this Condition.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B32B	B32B. Prior to the commencement of construction for the Stage 2 external roadworks and pedestrian infrastructure proposed in the public domain plans listed in Condition A2, 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). Notes: • <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> • <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> • <i>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.</i>	Interview with auditees 23/02/2026 Modification Report SSD-26876801 (MOD-4) Rev 1, by DFP, 05/06/2025	The auditee noted that Stage 2 public domain works have not yet commenced and are pending MOD-4 approval.	Not Triggered
B33	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>.	Interview with auditees 23/02/2026 Email 4/09/2023 from ADCO – Australian Bushfire Protection Planner Pty Ltd (ABPP) re: Forest HS – CC1 Requirements – Bushfire Email 8/09/2023 Australian Bushfire Protection Planner Pty Ltd (ABPP) to ADCO re: Forest HS – CC1 Requirements – Bushfire (Conditions B31/B33) Email 6/10/2023 ADCO – MBC Group re: Query with the Certifier relating to response of ABPP CC1 – Bushfire requirement under Condition B33 Email 6/10/2023 MBC Group – ADCO re; response of ABPP CC1 – Bushfire requirement under Condition B33 Certifier Approval Requirement Checklist prepared by MBC Group for CC1 – bulk excavation, foundations and in-ground services requirements dated 28/11/2023	Australian Bushfire Protection Planner provided a reply with ADCO Forest HS – CC1 Requirements – Bushfire requirement under Condition B33 and noted that: • 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 <u>not</u> internal roads; accordingly, 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 south of the western portion of the Forest High School, is outside the Forest High School site and was not part of the school proposal; therefore is not relevant to the Condition B31/B33. 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. MBC Group conditions checklist dated 28/11/2023 refers to confirmation from the Bush Fire consultant confirming the condition is not applicable as no internal roads are proposed for the development. The auditee advised that no changes have occurred during the audit period.	Not Triggered
Operational Access, Car Parking and Service Vehicle Arrangements				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
B34	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 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 (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.	Interview with auditees 23/02/2026 Traffic Planning Assessment prepared by TTPA, dated 4/10/2023 Staged Crown Approval Certificate 24000201/2, MBC Group, 24/05/2024 (CC2) Staged Crown Approval Certificate 24000201/3, MBC Group, 24/09/2024 (CC3) TFHS-ARC-ZZ-DR-A-10000 Context Plan – Lower Ground 2 Plan, Issue 1, 12/3/24	The construction of operational parking and access facilities has commenced. 121 carparking spaces and 4 disabled parking spaces were sighted on the TFHS-ARC-ZZ-DR-A-10000 Context Plan – Lower Ground 2 Plan, Issue 1, 12/3/24. Presented: Traffic Planning Assessment prepared by TTPA, dated 4/10/2023, which is listed in CC2 and CC3. The Certifier issued CC3, which approves the relocation of bicycle parking and reconfiguration of the loading bay, along with remaining building works. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition.</i> The auditee advised that no changes have occurred during the audit period.	Compliant
Public Domain Works				
B35	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.	Interview with auditees 23/02/2026. As per B32	Stage 1 footpath/public domain works have been completed (see photo in Appendix E). Refer to B32 for evidence of consultation and approval.	Compliant
PART C - DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Interview with auditees and Site inspection 23/02/2026	Only a single main site access remains, which have the details required by this condition including approved construction hours and extended construction hours (see photo in Appendix E).	Compliant
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 23/02/2026 Register of equipment on site – Hammertech	Register of equipment on site and maintenance records kept in Hammertech, which was sighted. The records indicate that plant on site was within its relevant service period and that operators are suitably trained / competent.	Compliant
Construction Hours				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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 23/02/2026 Site Specific Induction Rev.9, 02/02/26 CEMP, V5 by ADCO, 02/02/26 Toolbox Talk Record from ADCO (using Hammertech), 20/11/25 Subcontractor/Trade Partner Meeting Minutes from ADCO, 25/11/25	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. The approved hours are communicated to subcontractors via toolbox talks and subcontractor weekly meetings.	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 23/02/2026 Noise Monitoring Reports by SiteHive for 08/25, 09/25 Complaints Register last updated 03/02/2026	Noise and vibration monitoring (Software: Site Hive): Noise monitoring R1, E1 and R3: unattended and permanent, provide real time noise levels at adjacent land uses. This tool facilitates the contractor to ensure that construction within the extended hours complies with the noise levels. Sighted Monitoring results for 08/2025-10/2025. The auditee advised that noise monitoring ended in October 2025 as high-risk activities were completed. No complaints have been received during the audit period relating to the impact from construction noise.	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 (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.	Interview with auditees 23/02/2026. Letter for DPHI to SI dated 10/12/25, Re: SSD-26876801 Out-of-hours Work Request, Condition C5(e) Works Notifications by SI, dated 12/12/25 & 19/12/25.	DPHI nominee of the Planning Secretary provided approval for out of hours works (OOHW) in writing on 10/12/25 under C5(e) to ensure the construction works are complete before opening of the school for Term 1 on 27 January 2026. Approved works included internal fit-out works, landscaping & earthworks, and potential concrete pours. This included extended hours on weekday mornings, Saturday afternoons and Sunday mornings/afternoons between dates of 10/12/25 – 24/12/25 and 02/01/26-25/01/26. Works notifications were prepared by SI prior to the works in accordance with conditions of OOWH approval and were sighted on the project website.	Compliant
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 23/02/2026 Works Notifications by SI, dated 12/12/25 & 19/12/25.	Works notifications were prepared by SI prior to the works in accordance with conditions of OOWH approval and were sighted on the project website.	Compliant
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 23/02/2026	The auditee advised that no rock breaking, rock hammering, sheet piling, pile driving and similar activities occurred during the audit period	Not Triggered
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).	Interview with auditees and Site inspection 23/02/2026 CEMP V5 by ADCO, 02/02/26 CTPMSP Issue H, July 2024 by Transport and Traffic Planning Associates (TTPA) CSWMP, Henry & Hymas, Rev 04/08/2024 Sediment Erosion Control Plan Stage 2, Rev B, by Henry & Hymas, 16/02/26 CNVMSPP, Rev 3, E-LAB Consulting, 10/10/2023 Site Inspections Reports from Henry & Hymas Consulting Engineers for 25/07/25, 15/09/25 Site Environmental Inspection Records from ADCO (using Hammertech) 27/11/25, 10/12/25, 30/01/26 Toolbox Talk Record from ADCO (using Hammertech), 20/11/25 Subcontractor/Trade Partner Meeting Minutes from ADCO, 25/11/25 NBC Dewatering Permit, issued 22/01/25 and valid until 22/01/26 Noise Monitoring Reports by SiteHive for 08/2025-10/2025 Vibration Monitoring Reports by SiteHive for 08/2025-10/2025 Complaints Register last updated 03/02/2026 Water Discharge Notification Emails, ADCO-EPA: 14/08/25, 18/08/25, 19/08/25, 21/08/25, 08/09/25, 10/09/25, 12/09/25, 29/11/25, 14/12/25 Videos of controlled water discharge, attached to Water Discharge Notification Emails from ADCO-EPA on 14/08/25, 18/08/25, 19/08/25 ADCO Incident Details Report INC-99854, 20/08/2025 Incident Report No 11 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 11/09/25, re: Incident Notification – Condition A24 (Incident No. 12) ADCO Incident Details Report INC-105266, 10/09/2025 Email from ADCO to EPA, 20/08/25, Re: TFHS - EPA Notification - OSD Tank Overflow Johnstaff Weekly Project Managers Site Report for 13/08/25 to 20/08/25, 03/09/25-10/09/25, 14/01/26-21/01/26. Variation Invoices from Aitken, dated 25/08/25 (for sucker truck hire on 21, 22, & 23/08/25) & 29/09/25 (for sucker truck hire on 11 & 13/09/25)	Implementation of the plans has been verified through the completion of site inductions prior to any works on site, weekly and daily inspections, daily pre-start meetings, and environmental monitoring, and the complaints management system. The management of stormwater and sedimentation was of significant risk during the audit period, as detailed below. During the audit period, 13 x complaints were received, mainly regarding contractor vehicle parking off site and stormwater and sedimentation management during rainfall events. The Contractor has reminded workers of parking requirements through pre-starts and toolbox talks and further detail on management of sediment discharge is included below. It was noted that all complaints from the current and the previous audit period have been listed as closed. No follow-up complaints were noted for those received during the audit period. The Auditor is of the view that the CEMP and Sub-plans have generally been implemented accordingly during the audit period. Training is being delivered to the workforce on project requirements. Inspections and monitoring are being completed with any necessary actions being actioned in a manner that generally has mitigated risk on site to an adequate level. However, a non-compliance and observations have been raised in response to incidents within the audit period and the site inspection undertaken on 23/02/26. 3 x incidents regarding uncontrolled discharge of sediment laden water were reported to the DPHI and EPA during the audit period. It was noted that this was a reoccurring issue with multiple similar incidents recorded within previous Audit Reports. The below investigation details the incidents and associated events, including the controls and management actions implemented by the auditees prior to, during, and response to the incidents: <u>Incident No.11 (20/08/25), Incident No.12 (10/09/25), & Incident No.13 (13/01/26)</u> All 3 x incidents involved sediment-laden water overflowing from the South-West site boundary onto the DoE's driveway and into the Madison Way Reserve, caused by a significant torrential rain event. The location of the incidents/breach points were consistent for all 3 x occurrences and implemented management actions were similar for all, with evidence sighted for the following: - EPA was contacted by ADCO at the time of each breach to advise of the situation. - The water treatment plant (WTP) was in operation prior to, during, and after each incident. - OSD tanks 1 & 2 were used for additional onsite stormwater retention. This was prior to their connection to the operational stormwater system. - To increase storage capacity prior to the torrential rainfall events, water was pumped from OSD tank 1 via the WTP to a controlled discharge point of the Council's	Non-compliant
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		Email Correspondence, ADCO-EPA, 21/08/25 - 26/08/25, Re: RE: Environment Protection Authority - Forest High - Allambie Heights - Inspection Incident Report No 12 - SSD 26876801 Condition A25 by Johnstaff Letter from SINSW to DPHI 22/01/26, re: Incident Notification – Condition A24 (Incident No. 13) EPA Clean Up Notice No: 3513761, 12/09/26. Pre-Storm Checklist by ADCO, 19/12/25, 14/01/26	stormwater system, in compliance with valid Discharge Permit issued by the NBC. - Johnstaff inspected site prior to the events and identified no issues with erosion and sediment controls (ESCs). - Sucker trucks were deployed in response to periods of heavy rainfall events to increase site capacity in OSD tank 1. - ESCs within and outside of the site boundary were maintained after the incidents and sediment that escaped the site boundary onto the DoE driveway was removed. - A Pre-Storm Checklist was implemented by ADCO after Incident No. 12 as an additional control for future storm events, which included further checks of the ESCs in specific areas of site and capacity checks of OSD tank 1. A checklist was completed prior to the events leading to Incident No. 13. - EPA inspected site a day after Incident No. 12 on 11/09/25 to review control measures and the extent of the impact of the incident. - The EPA issued a Clean Up notice on 12/09/25 in response to Incident No. 12, noting that stockpiles of clay and soil were observed without adequate, or any pollution controls and evidence of sediment washed from stockpiles towards the southwestern corner of site (breach/incident location). The notice listed further controls that should be implemented to prevent further impact from future rainfall events. This included covering/stabilising certain exposed areas that was not implemented at time of the incident. - ADCO actioned requirements of the Clean Up notice and provided evidence to the EPA, which included reinstatement of existing ESCs and implementation of additional controls recommended by the EPA. - Henry & Hymas, the Project Civil Engineer who prepared the CSWMP and the SECP, inspected the site after controls were reinstated and issued a report on the conditions of the controls. The report stated that works are generally satisfactory and in accordance with the design by Henry & Hymas, and that ESC measures have been implemented in a reasonable way under the current site condition and constraints at the date of inspection. The Auditor considers that the implementation of ESCs for stockpiled soils to be a reasonable control measure that the Contractor is expected to have implemented prior to rain events, as per Sections 11.3.5 and 11.3.6 of the ADCO CEMP, Ver. 5 and Sections 11-13 of the CSWMP, Rev 4. A non-compliance was therefore raised in this regard. Furthermore, insufficient evidence was sighted to verify that personnel from Henry & Hymas who prepared the SECP and conducted inspections of site ESCs in response to the incidents held the qualification of Certified Professional in Erosion and Sediment Control (CPESC). An observation was therefore raised in this regard. Refer to Condition C25 for further detail on ESCs and stormwater management at time of site inspection.	
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			Non-compliance: As identified within the EPA Clean Up Notice (Ref: 3513761), adequate controls were not implemented prior to Incident No. 12 on 10/09/25 to prevent erosion and sediment runoff from stockpiled soil, which led to the discharge of sediment from site. This is not in compliance with Sections 11.3.5 and 11.3.6 of the current ADCO CEMP and Sections 11-13 of the CSWMP. Recommendation: Ensure all controls are suitably installed as per the SECP and in accordance with requirements of the site CEMP and CSWMP. Completed actions: At the time of completing the audit, outstanding works in the western side of the school were largely completed. The Auditor is of the view that the current and on-site controls were adequate to sufficiently manage the risk presented by the outstanding works observed at time of the site inspection, if installed and maintained appropriately (Refer to recommendations below (IA5-08 in Table 5). Observation: During the site audit inspection conducted on 23 February 2026, it was observed that: • 2 x small piles of mud were located on the internal and external side of the site access gate. • Spill kit contained rubbish. • fuel storage containers and paint containers were not stored in a bunded area. • 2 x sediment fences on north-east boundary of site were not buried/anchored at the base to prevent risk of stormwater flowing underneath. Recommendations: • Remove mud from site entrance and clean aggregate to prevent mud being tracked off site. • Remove of and dispose of rubbish from spill kit. • Store fuels and chemicals within appropriately bunded areas. • Bury base of sediment fences to prevent risk of stormwater flowing underneath. Completed Actions: prior to finalisation of the Audit Report for IA5, the contractor actioned the following: • Evidence sighted that verified mud at site entrances was removed and aggregate cleaned. • Evidence sighted that verified rubbish was removed from spill kit. • Evidence sighted that verified fuel storage containers were stored on bunds. • Evidence sighted that verified sediment fencing anchoring at the base accordingly. • At the time of completing this audit, all painting works were reportedly completed with no paint on site	
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Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees and Site inspection 23/02/2026 Construction Traffic and Pedestrian Management Plan Forest High School Relocation and Construction, Issue H dated July 2024 by Transport and Traffic Planning Associates (TTPA).	No work zones are required to date, or are likely to be required in the future. All construction vehicles (excluding site personnel vehicles, refer to Condition B23) are contained within the site. No work zone at the time of the audit. Stage RO Permit during Stage 1, but no need to park outside of the site. Vehicles drive in and drive out, but they are all contained within the site.	Compliant
Hoarding Requirements				
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Interview with auditees and Site inspection 23/02/2026	No advertising or graffiti was observed on the hoardings during the site inspection. Minimal hoarding remained as construction nears completion and school buildings have been handed over for operation.	Compliant
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.	Interview with auditees and Site inspection 23/02/2026	No obstruction of the public way was observed during the site inspection on 23/02/26. Nothing is stored outside the site. Substation works completed with no ROL required.	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Interview with auditees and Site inspection 23/02/2026 Construction Noise and Vibration Management Sub-Plan (CNVMSP) Forest High School, Rev 3, E-LAB Consulting, 10/10/2023 Noise Monitoring Reports by SiteHive for 08/25, 09/25	Project records and site inspection indicate that the auditee generally implements feasible and reasonable noise mitigation measures at the site. Complaints have been managed in accordance with the CNVMSP, noise monitoring has been undertaken using Site Hive system. The auditee advised that continual noise monitoring ended 24/09/25 as high-risk activities were completed.	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.	Interview with auditees and Site inspection 23/02/2026	A single vehicular gate remains at Aquatic Road away from residential areas.	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.	Interview with auditees and Site inspection 23/02/2026 Hammertech (sighted)	Equipment fitted with non-tonal reversing equipment, which is checked when the equipment is registered in Hammertech – there is an item saying plant fitted with an audible reversing movement alarm.	Compliant
Vibration Criteria				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration – Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Interview with auditees and Site inspection 23/02/2026 SiteHive Software (Noise and vibration monitoring) Construction Noise and Vibration Management Sub-Plan (CNVMSP) Forest High School, Rev 3, E-LAB Consulting, 10/10/2023 Vibration Monitoring Reports by SiteHive for 08/25, 09/25, 10/25	Site Hive Software is used for vibration monitoring. Project records and site inspection indicate that the auditee generally implements feasible and reasonable noise mitigation measures at the site. Complaints have been managed in accordance with the CNVMSP, noise monitoring has been undertaken using Site Hive system. The auditee advised that vibration monitoring ended in October 2025 as high-risk activities were completed. No plant, equipment or activities that present a vibration-intensive impact were sighted during the site inspection as majority of construction is now complete.	Compliant
C16	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: (a) vibratory roller up to 4 tonnes; and (b) small or medium hydraulic hammer.	Interview with auditees and Site inspection 23/02/2026	The auditee has advised that vibration-intensive activities have not occurred within 20m of Arranounbai School. Acoustic hoarding in place. No vibratory rollers on site during the audit inspection.	Not Triggered
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Interview with auditees and Site inspection 23/02/2026	The auditee has advised that vibration-intensive activities have not occurred within 30m of residential buildings.	Not Triggered
C18	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.	Interview with auditees and Site inspection 23/02/2026 Construction Noise and Vibration Management Sub-Plan (CNVMSP) Forest High School, Rev 3, E-LAB Consulting, 10/10/2023 Vibration Monitoring Reports by SiteHive for 08/25, 09/25, 10/25	The CNVMSP adopts the criteria in condition C15. Vibration monitoring results show few peaks in 08/25-10/25. The auditee advised that vibration monitoring ended in October 2025 as high-risk activities were completed. No vibration or noise related complaints reported during the audit period.	Compliant
Tree Protection				
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property 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; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Eco Logical Australia Pty Ltd dated 28 September 2022; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified 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.	Interview with auditees and Site inspection 23/02/2026 New The Forest High School Modification 2 (SSD-26876801-Mod-2) Assessment Report 19/07/2024	During the audit inspection, no trees were observed within the remaining site boundary, with trees outside of the boundaries protected adequately by fencing (refer to photos in Appendix E). It is noted that there are no trees located immediately adjacent to the property boundaries requiring further protection.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Interview with auditees and Site inspection 23/02/2026 Complaints Register current to 02/03/2026 Site Environmental Inspection Records from ADCO (using Hammertech) 27/11/25, 10/12/25, 30/01/26	Reasonable dust control measures were observed during the site inspection on 23/02/2026, with minimal unsealed areas remaining on site. A water hose is located at the site vehicle entrance for dust suppression of remaining unsealed areas and wheel washing. Remaining stockpiles are small and covered when not in use (see photos in Appendix E). The auditee advised that no dust monitoring was undertaken during the audit period beyond visual inspections given progressive implementation hardstand areas as construction nears completion, and a water cart is still used on site as required. 2 x complaints were received during the audit period related to dust, both of which are listed as closed in the complaints register with no follow up complaints reported. Weekly site inspections cover this item as part of the environmental controls, with no outstanding actions within sighted records during the audit period. 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.	Interview with auditees and Site inspection 23/02/2026 CEMP V5 by ADCO, 02/02/26	During the site inspection, a hose for wheel washing and a shaker grid was sighted in inside the site boundary at the remaining vehicle access gate, with aggregate installed on the external side of the gate for stabilisation (Refer to photo in Appendix E). Controls appeared to be adequately maintained, besides a small pile of mud on the external side of the gate – this appeared to be removed from a vehicle prior to leaving site accordingly. No trucks were observed on site during the site inspection, however auditee noted that all relevant trucks are still required to cover loads prior to exiting site. 1 x relevant observation was raised regarding spoil/potential for dirt to be tracked off site. Refer to Condition C8 for details. Refer to Conditions C8 and C25 for further details on erosion and sediment controls and stormwater management.	Compliant
Imported Fill				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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 c) make these records available to the Certifier upon request.	Interview with auditees and Site inspection 23/02/2026 TFHS Imported Material Register 17/11/23 to 01/02/26, ADCO Kulnura Natural Aggregate EPA Letter Testing certificates for Landscaping imports	According to the material import tracker, VENM and quarried product has been imported during the audit period. Classification reports were available. According to the EPA, quarried generate products do not require VENM certification. The auditee noted that no request has been made from the DPHI to provide records. <i>Note: The Auditor has reviewed the material import register/s and material classification records prepared by others and presented by the auditee/client. The Auditor has not conducted any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the imported material is that same volume, classification or type as that described in the sighted material classification records.</i>	Compliant
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; (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.	Interview with auditees and Site inspection 23/02/2026	The auditee advised that no groundwater has been intercepted during the audit period.	Not Triggered
C24	If required, a water supply work approval under the Water Management Act 2000 shall be obtained.	Interview with auditees and Site inspection 23/02/2026	Not 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.	CSWMP, Henry & Hymas, Rev 04/08/2024, Sediment and Erosion Control Plan Stage 2, Rev B, 16/02/26 by Henry & Hymas NBC Dewatering Permit, issued 22/01/25 and valid until 22/01/26 Water Discharge Notification Emails, ADCO-EPA: 14/08/25, 18/08/25, 19/08/25, 21/08/25, 08/09/25, 10/09/25, 12/09/25, 29/11/25, 14/12/25 Videos of controlled water discharge, attached to Water Discharge Notification Emails from ADCO-EPA on 14/08/25, 18/08/25, 19/08/25 Letter from Northern Beaches Council (NBC), 29/01/26, Re: The Forest High SSchool-SSD-26876901 Northern Beaches Council Certification Email Correspondence 29/01/26-10/02/26 ADCO-NBC, Re: Stage 1 Completion Certificate - The Forest High School Email 25/02/26 NBC-ADCO, Re: Stage 1 Completion Certificate - The Forest High School Design Drawing Package for Stage 1 Works – Allambie Road Intersection Upgrades 187 Allambie Road, Allambie Heights, NSW Civil Engineering Works by H&H, Rev A, works-as-executed. Photos of Completed Stormwater Works Stormwater Management Plan (Operational), Forest High School by ADCO, Ver.10, 14/07/2025 Refer to Condition C8 for further related evidence.	The CSWMP, which provides for the management of stormwater collected in the basins, is listed in CC1. NBC in its letter dated 22/01/25, granted Temporary Dewatering Approval for the Project, subject to a number of conditions including pH range of 6.5-8.5 and TSS <50mg/L. The approval is valid for 1 year from the date of the approval letter (expires 22/01/26). During the site inspection, it was noted that the majority of the site is now sealed as the Stage 1 area was completed and remaining construction works for Stage 2 nears completion. Controls were observed on site and were generally well maintained. Refer to C8 regarding issues with implementation of soil and water controls. Refer to photos in Appendix E for site condition and controls at the time of the site inspection. Records indicate that OSD tank 1 & tank 2 were used as stormwater detention throughout construction, where OSD tank 3 was not commissioned for construction use. The auditee advised tanks were blocked off and not connected to the council stormwater system while used for construction stormwater detention, and the tanks provided a maximum capacity of 412.6 m3 (OSD1) and 126 m3 (OSD2) when used/maintained during the construction period. The auditee advised that notifications were provided to the EPA for every discharge to the Council stormwater system, as per previous EPA request. All discharges in sighted notifications occurred prior to the Dewatering Approval from NBC expired on 22/01/26. These notifications stated discharges were after treatment from the onsite water treatment plant and included photos of water testing, as well as videos of controlled discharge to Council stormwater drain inlet through sediment controls. <u>Connection to Council's Stormwater Drainage System:</u> The auditee undertook consultation with the Northern Beaches Council (NBC) to obtain completion certification for Stage 1 Public Domain works, which was received 29/01/26. The auditee noted that this included connection of the stormwater system to the council network. Further correspondence was sent from ADCO to NBC on 06/02/26 to confirm close out of outstanding items listed on the certificate related to Conditions D4 and D14, however did not include mention of C25. Prior to completion of the IA5 Audit Report, the auditee provided email correspondence sent from NBC on 25/10/25, in which they stated their satisfaction that requirement of Condition C25 had been met. Water discharge permit from the council was approved until 22/01/26. The auditee advised that no water discharged occurred between this date and the 29/01/26 when Council approved the operational stormwater management system. Refer to Condition C8 for further details of controls and incident response regarding stormwater management and erosion and sediment control.	Compliant
Emergency Management				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Site specific Induction Rev.9, 02/02/26 Induction Register as of 11/02/26, Hammertech Emergency Evacuation Plan Rev.7, 28/7/2025	Site specific Induction Rev.9, 02/02/26 Sighted Induction Register kept in Hammertech. The Induction Register shows people inducted, approval and test status of each personnel and other details.	Compliant
Stormwater Management System				
C27	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: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the Revised Civil Engineering report prepared by Enstruct, dated 13 October 2023; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Staged Crown Approval Certificate 23000548 / 1, MBC Group, dated 30 November 2023 (CC1) DWG 231123_CC1_C200 - Stormwater Miscellaneous Details And Pit Lid Schedule DWG 231123_CC1_C201 – OSD Tank 1 Plan Details And Sections DWG 231123_CC1_C202 – OSD Tank 2 Plan Details And Sections DWG 231123_CC1_C203- OSD Tank 3 Plan Details And Sections DWG 231123_CC1_C251 - Stormwater Catchment Plan Sediment Erosion Control Plan Stage 2, Rev B, 16/02/26 by Henry & Hymas Stormwater Management Plan (Operational), Forest High School by ADCO, Ver.10, 14/07/2025.	Operational stormwater drawings referenced in CC1. The relevant stormwater pits were sighted in the Sediment and Erosion Control Plan Stage 2, Rev B. The auditee advised that there were no updates to the stormwater design during the audit period, and the stormwater system is now operational (see Conditions A9A and C25 for detail on operational approval). <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</i>	Compliant
Aboriginal Cultural Heritage				
C28	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML dated 19 May 2022.	Interview with auditees and Site inspection 23/02/2026 Aboriginal Cultural Heritage Assessment Report prepared by GML dated 19 May 2022	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). No Aboriginal items identified on site or found since commencement of construction.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C29	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Interview with auditees and Site inspection 23/02/2026	The auditee advised that there have been no Aboriginal heritage unexpected finds since commencement of construction.	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
Unexpected Finds Protocol – Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Interview with auditees and Site inspection 23/02/2026	The auditee advised that no heritage items have unexpectedly been found on site since the commencement of construction.	Not Triggered
Waste Storage				
C31	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.	Interview with auditees and Site inspection 23/02/2026 Remedial Action Plan (RAP) The Forest High School – Allambie Road, Allambie Heights, NSW 2100, Rev 3, Aurecon 27/10/2022 Biodiversity Management Sub-Plan The Forest High School Allambie Road, Allambie NSW, Kleinfelder, Rev 2.1, 31/07/2024 Bingo Monthly Waste Reports Aug 2025 to Jan 2026	Waste containers observed on site during the site inspection, with general waste and recycling bins supplied by Bingo. Auditee noted that asbestos impacted materials identified on site were also kept on site in accordance with the RAP.	Compliant
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).	Interview with auditees and Site inspection 23/02/2026 Bingo Monthly Waste Reports Aug 2025 to Jan 2026	According to the waste tracking register, the only waste generated and disposed of off-site during the audit period is general construction waste which is pre-classified under Waste Classification Guidelines. No spoil was disposed of during the audit period. Records indicate that the waste was disposed of to a facility lawfully permitted to receive it, with records retained and available. <i>Note: The Auditor has conducted a high-level review of the waste records prepared by others and presented by the auditee/client. The Auditor has not conducted a forensic audit, any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the exported material is that same volume, classification or type as that described in the sighted material classification records</i>	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.	Interview with auditees and Site inspection 23/02/2026 Bingo Monthly Waste Reports Aug 2025 to Jan 2026 Photo in Appendix E	Controls have been implemented to manage concrete waste and rinse water in a manner that avoids watercourses (see photo of washout in Appendix E). Concrete waste is removed from site and disposed of accordingly by licenced waste contractor.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees and Site inspection 23/02/2026 Bingo Monthly Waste Reports Aug 2025 to Jan 2026 Waste Dockets for Glenfield Waste Services, 17-19/12/25 & 06-08/01/26.	The auditee advised that no spoil requiring offsite disposal has been generated to date; all excavated material is retained on site (refer to condition C31). The Monthly Waste Reports state the generate waste streams, quantities, recycling and disposal to landfill percentages. The auditee noted that records of the waste tracking certificates with disposal locations are retained with invoices. <i>Note: The Auditor has conducted a high-level review of the waste records prepared by others and presented by the auditee/client. The Auditor has not conducted a forensic audit, any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the exported material is that same volume, classification or type as that described in the sighted material classification records</i>	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees and Site inspection 23/02/2026 Asbestos & Hazardous Building Materials Management Sub Plan (AHBMMSP) Forest High School, ADCO, V1.2, 4/10/23 Airborne Asbestos Fibre Monitoring Reports, JBS&G for 23/10/25, 08/12/25, 10/12/25, 27/10/25, 16/12/25, 18/12/25, 05/01/26, 07/01/26, 08/01/26, 09/01/26. Remedial Action Plan (RAP) The Forest High School – Allambie Road, Allambie Heights, NSW 2100, Rev 3, Aurecon 27/10/2022 Certificate of Analysis from Eurofins, 30/10/25 Certificate of Analysis from Eurofins, 05/12/25 Waste Classification – North to South Trenching Works by JBS&G, Rev A, 09/12/25 Asbestos Removal Control Plan (ARCP) by Australasian Technical Services, 08/12/25 SafeWork NSW Notice of intent to remove friable asbestos, No: 943R-00456297-01 Notice date: 08/12/25, work dates 13/12/25-23/12/25. Waste Dockets for Glenfield Waste Services, 17-19/12/25 & 06-08/01/26.	Hazardous materials have not been removed as part of this SSD; all have been kept on site in accordance with the RAP (refer to Condition C31). The RAP 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. 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 is from Ramboll. During the audit period, unexpected asbestos was discovered during trenching works, that was later determined to be friable asbestos as notified in a letter from ADCO to Johnstaff on 10/12/25. The letter includes the following relevant appendices: - Air Monitoring Reports for 08 & 10/12/25 (covering sampling dates) with Certificate of Analysis and Chain of Custody. - Asbestos Removal Control Plan. - Valid SafeWork NSW Notice of intent to remove friable asbestos, that lists subcontractor with a valid Class A/Class B licence to handle & remove asbestos. - Air Monitoring Reports for 18/12/25 & 05/01/26 (covering expected removal dates) with Certificate of Analysis and Chain of Custody, or Reports 07/01-09/01/26. - Waste Dockets for Glenfield Waste Services, 17-19/12/25, or 06-08/01/26 Airborne Asbestos Fibre Monitoring was conducted during the audit period to monitor the results of the removal of asbestos impacted materials within the siteworks. All sighted reports indicated satisfactory results, conforming to the minimum action level of <0.01 fibres/mL for control monitoring, as outlined in Work, Health and Safety Regulation (2017) and SafeWork NSW 2022 Code of Practice – How to Safely Remove Asbestos.	Compliant
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees and Site inspection 23/02/2026 External Site Plan Lighting Desing, Vision Lighting, 10/9/2024 Rev.8 Complaints Register current to 02/03/2026 Compliance Certificate for Outdoor Lighting, New Edge Group, 13/01/26	The External Site Plan Lighting Design from Vision Lighting, dated 10/9/2024 Rev.8 was sighted. The Plan indicates compliance with AS/NZS 1158, AS/NZS 4282:2019 and AS/NZS 3827.1:1998 Compliance Certificate for Outdoor Lighting, New Edge Group, dated 13/01/26 states outdoor lighting complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting, and 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. No complaints have been received during the audit period relating to the impact of light spill. <i>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition</i>	Complaint
Independent Environmental Audit				
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Interview with auditees and Site inspection 23/02/2026 Independent Audit No.1 – Audit Report, by WolfPeak, 12/04/2024 Independent Audit No. 2 – Audit Report by WolfPeak, 30/09/2024 Independent Audit No. 3 – Audit Report by WolfPeak, 27/03/2025 Independent Audit Post Approval Requirements (IAPAR) 2020, NSW Department of Planning, Industry and Environment	All independent audits (IA1, IA2, IA3, IA4, and IA5) for the construction phase of the project were carried out within the required timeframe (6 months). The audit was conducted in accordance with IAPAR.	Compliant
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	The Lead Auditors were approved by the Department on 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.	Interview with auditees and Site inspection 23/02/2026	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 agree by the Planning Secretary.	Interview with auditees 23/02/2026 Independent Audit No. 4 – Audit Report by WolfPeak, 22/09/2025 Applicant becomes aware of any non-compliance. Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/f/the-forest-high-school-relocation.html#category-reports	Independent Audit No. 4 – Audit Report was completed by WolfPeak on 22/09/2025. The Proponent prepared a response for submission to DPPI on 25/09/2025, both of which were sighted on the project website. Evidence show that the proponent reviewed and responded to the audit findings, submitted the documents to Department and published the documents accordingly.	Compliant

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.	Interview with auditees 23/02/2026 Independent Audit No. 4 – Audit Report by WolfPeak, 22/09/2025 Letter from SINSW to DPHI, 25/09/25, ReL Submission of Independent Audit Report and response in accordance with Condition C40 and C41 Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/f/the-forest-high-school-relocation.html#category-reports	Independent Audit No. 4 – Audit Report was completed by WolfPeak on 22/09/2025. The Proponent prepared a response for submission to DPHI on 25/09/2025, both of which were sighted on the project website. Evidence show that the proponent reviewed and responded to the audit findings, submitted the documents to Department and published the documents accordingly.	Compliant
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.	Interview with auditees 23/02/2026	Project has not yet reached full operational stage. This Condition will be addressed in the future operational audit.	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: (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.	Interview with auditees 23/02/2026	Refer to Condition C42.	Not Triggered
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.	Interview with auditees 23/02/2026	Refer to Condition C42.	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)
Warm Water Systems and Cooling Systems				
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Structural Inspection Certificate				
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Compliance with Food Code				
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D12A	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: (a) ascertain whether the construction works within the site or the Stage 1 public domain 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; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads); (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
D12B	Within 12 weeks of completion of the Stage 2 public domain works, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: a) ascertain whether the Stage 2 public domain 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; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads); c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary within 48 hours when requested.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Repair of Public Infrastructure				
D13	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <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>		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Road Damage				
D14A	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
D14B	Within 12 weeks of completion of the Stage 2 public domain works, 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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Post-Construction Survey – Adjoining Properties				
D15A	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.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
D15B	Where a pre-construction survey has been undertaken in accordance with condition B7, within 12 weeks of completion of the Stage 2 public domain works 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 pre-construction 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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
D16	Where the Post-Construction Survey Report required under either Conditions D15A or D15B 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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Public Domain Works and School/Pedestrian Crossing Facilities				
D17A	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 B32A to the satisfaction of the relevant road authority (Council or TfNSW, as relevant). Notes: • 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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
D17B	Within two (2) years from the date of commencement of school operations for students or prior to exceeding a capacity of 1,200 students (whichever occurs first), evidence must be submitted to the Certifier that demonstrates that the Applicant has completed the public domain and pedestrian improvement works required under condition B32B and as authorised by the relevant road authority to the satisfaction of the relevant road authority (Council or TfNSW, as relevant).		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Drop-off/Pick-up and Car Parking Arrangements				
D18	Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that: (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 (b) works associated with all off-street drop-off/pick-up zones have been completed and are operational; and (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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
Bicycle Parking and End-of-Trip Facilities				
D19	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-oftrip facilities: (a) the provision of a minimum 121 bicycle parking spaces and 61 scooter parking spaces for use by staff visitors and students; (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; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i>		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
School/Pedestrian Crossing Facilities				
D20A	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 the public domain and pedestrian improvement works required under condition B32A and warrants met to the satisfaction of the relevant road authority, as required under Condition B32.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)
D20B	Within two (2) years from the date of commencement of school operations for students or prior to exceeding a capacity of 1,200 students (whichever occurs first), evidence must be submitted to the Certifier that demonstrates that school/pedestrian crossings have been installed on surrounding roads in accordance with the public domain and pedestrian improvement works required under condition B32B to the satisfaction of the relevant road authority, as required under Condition B32B.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
School/Pedestrian Crossing				
D21A	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</i>		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
D20B	Within two (2) years from the date of commencement of school operations for students or prior to exceeding a capacity of 1,200 students (whichever occurs first), evidence must be submitted to the Certifier that demonstrates that school/pedestrian crossings have been installed on surrounding roads in accordance with the public domain and pedestrian improvement works required under condition B32B to the satisfaction of the relevant road authority, as required under Condition B32B.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
School Transport Plan				

D22	Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified transport/traffic professional in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and 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; (c) include operational transport access management arrangements, including: (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; and (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; (d) include a drop-off and pick-up management sub-plan, including: (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; (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 (f) an annual monitoring and review program for the duration of operation that includes (but is not limited to) the following: (i) a suitably qualified Travel Coordinator 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			Not Triggered
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Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
	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. (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: (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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
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> .		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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 of the Bush Fire Protection Assessment, prepared by Australian Bush Fire Protection Planners Pty Limited and dated 18 August 2022.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)
D31	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: (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 (b) be consistent with the Applicant's Management and Mitigation Measures in the RtS.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Asset Protection Zones				
D32	Prior to the commencement of operation, Asset Protection Zones (APZ) are to be established follows: (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: (i) north for a distance of 35 metre wide APZ up to the lots site boundary abutting Allambie Road; (ii) west for a minimum distance of 67 metre wide APZ from Block G; and (iii) landscape gardens across the remainder of the school site. (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.	DoE letter to DPHI dated 6 February 2026: Notification of Non-compliance in accordance with Conditions A26 and A27	Non-compliance notification for Conditions D4, D6 D12A, D15A, D20A, D30 and D32 were submitted to the Department on 06/02/26. Note that Parts D and E are outside of the audit scope. Refer Section 3.5.2 of this Report.	Not Triggered in current audit (reported by the applicant as non-compliant)

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
Bush Fire Evacuation and Emergency Planning				
D33	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>. <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>		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Operational Flood Emergency Management Plan				
D34	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: (a) incorporates and complies with all advice provided by NSW State Emergency Service at D34; (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; (c) address the provisions of the Flood Risk Management Manual (DPE); (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; (e) the flood emergency management protocols for the operational phase of the development; (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; (g) details of potential flood warning time and flood notification; (h) detail strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES; (i) provide clear emergency management triggers and responses, including rainfall and water level, that require closure of the site; (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; (k) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members; (l) details of drills, frequency and record management of the drills; (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; (n) identifies clear roles and responsibilities for emergency flood management within the school; (o) provide clear messaging and communication protocols to, including but not limited to staff, parents and students and adjoining residential sites; and (p) includes clear requirements that the Plan be regularly reviewed.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
D35	A copy of the Operational Flood Emergency Management Plan (required by condition D34) must be provided to the Planning Secretary for information.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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 Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school 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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Out of Hours Event Management Plan (Community Use)				
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school 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 Vibration Impact Assessment, Rev F dated 10 March 2023, and prepared by Resonate.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Heritage Interpretation Plan				
E8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D24.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Unobstructed Driveways and Parking Areas				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Vegetation Management Plan				
E20	The site must be managed and operated in accordance with the VMP required by condition B22.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
Flood Emergency Management Plan				

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
E21	The site must be managed and operated in accordance with the Operational Flood Emergency Management Plan required by condition D34.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
E22	The Operational Flood Emergency Management Plan in condition D34 must be implemented for the lifetime of the consent.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	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> .		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
E26	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; (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.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
E27	A suitably qualified independent traffic consultant must undertake two audits of the drop off/pick up (DOPU) area, one within 6 months of the first day of opening and one at 12 months of the first day of opening of the school. The audits must: a) include traffic counts at the DOPU zone during the AM and PM school peak periods; and b) demonstrate that the proposed DOPU zone is adequate to cater for the school traffic and demand by school users.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered
E28	Should the traffic assessment (required by condition E27) demonstrate that the demand for DOPU is not being adequately provided for, the Applicant must, in consultation with Council: a) prepare an updated School Transport Plan (required by D22) by an independent traffic consultant, outlining the necessary operational management or physical mitigation measures in this area to ensure that the DOPU zone operates satisfactorily; and b) provide the Planning Secretary with an updated document for approval along with the evidence of consultation with Council.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

Unique ID	Compliance requirement	Evidence collected (Evidence from IA5)	Independent Audit findings and recommendations (Evidence from IA5)	Compliance Status
E29	If required by Condition E28, the Applicant must: a) obtain all necessary approvals under section 138 of the Roads Act 1993 from the relevant roads authority; and b) b) implement any additional physical mitigation measure as identified by updated School Transport Plan in condition E28 (if any), within 12 months of preparation of the second DOPU audit.		<i>This requirement will be triggered prior operation. This audit is relevant to the construction phase of the project.</i>	Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

NSW Planning ref: SSD-26876801-PA-4

██████████
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 ██████████

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:

- ██████████ (lead auditor), and
- ██████████ (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

A handwritten signature in black ink, appearing to read "J. K. P.". There is a small, faint circular stamp to the right of the signature.

Team Leader Compliance Metro

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

Samuel Blenkin

From: [REDACTED]
Sent: Thursday, 12 February 2026 4:27 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Forest High School - SSD-26876801 - IA5

Hi [REDACTED],

Thanks for returning my call to discuss the Department's requirements for the upcoming audit.

As discussed, IA5 will focus on construction and will address all construction related conditions. A subsequent audit will cover all elements related to operations (Part D and E). The operational audit will be undertaken sometime within the next few months in accordance with the *Independent Audit Post Approval Requirements 2020*. The audit report (IA5) will explain this approach, and will also provide a summary of non-compliances reported by the applicant as a result of commencement of operations on 2 February 2026.

Please feel free to call me if you have any questions or further requirements on this matter

Regards

[REDACTED]

[REDACTED]

Principal Environmental and Planning Specialist



A SEQUANA COMPANY

(Regular Working Days - Monday, Tuesday, Thursday)

[REDACTED]

Gadigal Country
Level 1, 180 George Street
Sydney, NSW, 2000



Registered Environmental Assessment Practitioner



Lead Auditor

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From: [REDACTED]
Sent: Tuesday, 10 February 2026 3:39 PM
To: [REDACTED]
Cc: Samuel Blenkin [REDACTED]
Subject: RE: The Forest High School - SSD-26876801 - IA5

[REDACTED]

Good afternoon,

Thank you for the opportunity to provide input into the scope of the fifth Independent Audit (**IA5**) for the construction phase of New The Forest High School (**Project**) approved under SSD-26876801 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**Department**) requests additional focus on the following matters for IA5:

The Department received an incident notification (Major Projects Portal ref: SSD-26876801-PA-63) related to a discharge of sediment laden water from the Project on 17 January 2026.

1. **Conditions B19 and C8:** Implementation of the Construction Soil and Water Management Sub-Plan. Please assess sediment, erosion, and stormwater discharge controls onsite during the audit site inspection and review records (for example, site inspection checklists, photographs) demonstrating compliance throughout the audit period.
2. **Condition C25:** Implementation of provisions made to collect and discharge stormwater drainage during construction (to the satisfaction of Certifier).

Stage 1 of the Project commenced operation on 2 February 2026. This resulted in a number of breaches of the Consent which were notified to the Department (Major Projects Portal ref: SSD-26876801-PA-66) on 6 February 2026.

3. **Part D of the Consent (Prior to Commencement of Operation):** Please assess compliance with Part D of the Consent (Prior to Commencement of Operation). If the auditor considers this to be outside of scope, justification must be provided in the audit report.

Please also consult with the NSW Environment Protection Authority and local council.

Feel free to contact me on the details below if you have any questions.

Kind regards,

[REDACTED]
[REDACTED]
Senior Compliance Officer
Metro – Housing, Infrastructure & Social
Department of Planning, Housing and Infrastructure

[REDACTED]
[REDACTED]
[REDACTED]

Working days Monday to Friday, 9:00am - 5:00pm



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

Please consider the environment before printing this email.

From: [REDACTED]
Sent: Monday, February 09, 2026 11:10 AM
To: DPE PSVC Compliance Mailbox [REDACTED]
[REDACTED]
Subject: The Forest High School - SSD-26876801 - IA5

Dear Sir/Madam,

I am one of the certified auditors engaged to undertake the Independent Audit of the new Forest High School – SSD-26876801 (the Project). We have commenced the audit process in order to meet the required audit timeframes under SSD-26876801.

I am currently preparing to undertake the fifth Independent Audit (IA5) for the construction phase 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 (current to Mod-3) is available at the following link:
<https://www.planningportal.nsw.gov.au/major-projects/projects/new-forest-high-school-modification-3-staged-public-domain-and-roadworks>

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 **23 February 2026**, 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.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Principal Environmental and Planning Specialist



(Regular Working Days - Monday, Tuesday, Thursday)

[REDACTED]

[REDACTED]

Gadigal Country

Level 1, 180 George Street

Sydney, NSW, 2000



Registered Environmental Assessment Practitioner



Lead Auditor

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[REDACTED]

To: [REDACTED]
Subject: RE: EPA - The Forest High School - SSD-26876801 - IA5

From: [REDACTED]
Sent: Saturday, 21 February 2026 11:45 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: EPA - The Forest High School - SSD-26876801 - IA5

[REDACTED]

Morning [REDACTED]
Hope all is well

Thank you for the opportunity to provide input into the scope of the upcoming post-approval compliance audit for the Forest High Project.

The EPA notes that the site has previously experienced sediment and erosion management challenges, particularly sediment movement off site during periods of high or intense rainfall and areas where disturbed surfaces were not adequately stabilised.

These previous issues highlight the importance of maintaining robust erosion and sediment controls throughout both active works and transitional phases of the project.

Looking ahead, our primary concern is the potential mobilisation of sediment from bare or incompletely stabilised areas once construction is completed.

Without effective stabilisation or vegetation established prior to project close-out, there remains a risk of erosion and off-site sediment transport during rainfall events.

We request that the audit includes an examination of how long-term erosion risks will be managed, with confirmation that all disturbed areas will be properly stabilised, maintained, and monitored to prevent sediment movement following demobilisation.

It may also be useful to examine whether the temporary erosion and sediment controls are set up to carry the site safely through the transition to final rehabilitation.

This may include checking that sediment basins, diversion drains, check dams, stockpile protection, and similar measures remain in good condition and are capable of performing effectively until long-term stabilisation is firmly in place.

Thanks



NSW Environment Protection Authority



www.epa.nsw.gov.au @NSW_EPA

Report pollution and environmental incidents 131 555 or +61 2 9995 5555



From: Environment Line [Redacted]
Sent: Thursday, 12 February 2026 4:40 PM
To: EPA Delivery Hub Mailbox [Redacted]
Subject: FW: The Forest High School - SSD-26876801 - IA5

From: [Redacted]
Sent: 12/02/2026 4:40 PM
To: [Redacted]
Subject: The Forest High School - SSD-26876801 - IA5

Dear Sir/Madam,
I am one of the Department of Planning, Housing and Infrastructure (the Department) approved Independent Auditors on The Forest High School - SSD-26876801 (the Project).
I am currently preparing to undertake the **fifth** 6-monthly 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 (current to Mod-3) is available at the following link:
<https://www.planningportal.nsw.gov.au/major-projects/projects/new-forest-high-school-modification-3-staged-public-domain-and-roadworks>

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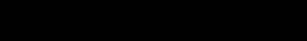
The on-site component of the audit is planned to take place on the **23 February 2026**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.
In accordance with Section 3.2 of the IAPAR, I have consulted with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted. In response, the Department has requested that we consult with the EPA.

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 EPA to advise if it has any concerns/key issues it would like examined during the audit, relating to post approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

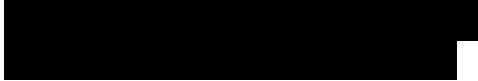
Please feel free to reach out should you have any questions.

Yours sincerely,

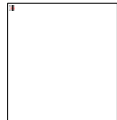

Principal Environmental and Planning Specialist



(Regular Working Days - Monday, Tuesday, Thursday)



Gadigal Country
Level 1, 180 George Street
Sydney, NSW, 2000



Registered Environmental Assessment Practitioner



Lead Auditor

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From: Brigitte Healey

Sent: Tuesday, 10 February 2026 3:39 PM

To: 

Cc: 

Subject: RE: The Forest High School - SSD-26876801 - IA5



Good afternoon,

Thank you for the opportunity to provide input into the scope of the fifth Independent Audit (**IA5**) for the construction phase of New The Forest High School (**Project**) approved under SSD-26876801 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**Department**) requests additional focus on the following matters for IA5:

The Department received an incident notification (Major Projects Portal ref: SSD-26876801-PA-63) related to a discharge of sediment laden water from the Project on 17 January 2026.

1. **Conditions B19 and C8:** Implementation of the Construction Soil and Water Management Sub-Plan. Please assess sediment, erosion, and stormwater discharge controls onsite during the audit site inspection and review records (for example, site inspection checklists, photographs) demonstrating compliance throughout the audit period.
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3. **Part D of the Consent (Prior to Commencement of Operation):** Please assess compliance with Part D of the Consent (Prior to Commencement of Operation). If the auditor considers this to be outside of scope, justification must be provided in the audit report.

Please also consult with the NSW Environment Protection Authority and local council.

Feel free to contact me on the details below if you have any questions.

Kind regards,

[REDACTED]
Senior Compliance Officer

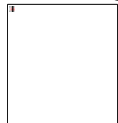
Metro – Housing, Infrastructure & Social

Department of Planning, Housing and Infrastructure

[REDACTED]

[REDACTED] PARRAMATTA NSW 2124

Working days Monday to Friday, 9:00am - 5:00pm



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

Please consider the environment before printing this email.

From: [REDACTED]

Sent: Monday, February 09, 2026 11:10 AM

To: DPE PSVC Compliance Mailbox [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: The Forest High School - SSD-26876801 - IA5

Dear Sir/Madam,

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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.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Principal Environmental and Planning Specialist

[Redacted Contact Information]

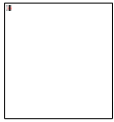
(Regular Working Days - Monday, Tuesday, Thursday)

[Redacted Address Line 1]

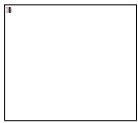
[Redacted Address Line 2]

Gadigal Country

Level 1, 180 George Street



Registered Environmental Assessment Practitioner



Lead Auditor

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This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Department of Climate Change, Energy, the Environment and Water.

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12 March 2026

Our Ref: 2026/088933

Dear Mr Prieto-Curiel

The Forest High School - SSD-26876801 - Independent Audit

Thank you for your email submitted to Northern Beaches Council on 12 February 2026 requesting to consult with Council on the audit of The Forest High School - SSD-26876801 (the Project).

Environmental Compliance Input

Council has received 4 complaints between January and February 2026 relating to pollution concerns occurring from the site raised by residents. Specifically, noise occurring in the early mornings from an emergency alarm and amplified music, as well as stormwater being diverted from the site and entering a neighbouring property. As the site is regulated by the NSW Environment Protection Authority (EPA), these matters were referred to the EPA for their review.

Environment and Resilience Input

It is Council's opinion that construction activities at the site generated excessive sediment concentrations in runoff discharged from the south-western corner of the construction area for the duration of the works. Council undertook turbidity monitoring at the site boundary, within the site stormwater culvert, and at the downstream stormwater basin. The monitoring results demonstrated direct construction-related impacts—evidenced by elevated turbidity levels—on the receiving stormwater system and the downstream Manly Dam catchment. NSW Environment Protection Authority (EPA) was informed of this as they are the responsible regulatory agency for this development.

Details of these multiple pollution events that occurred during the construction period, include most notably on **24 June 2024** (Notice **3509552**) and **11 September 2025** (Notice **3513761**). These incidents resulted in the issuing of two EPA written clean-up notices and a penalty notice under **Section 120(1)** of the *Protection of the Environment Operations Act 1997*.

- Penalty notice: [Environment & Heritage | POEO Licences, Application and Notice Detail](#)
- Notice 3509552: [ViewPOEONotice.aspx](#)
- Notice 3513761: [ViewPOEONotice.aspx](#).

Council requests that the audit specifically assess the adequacy and effectiveness of the erosion and sediment control measures implemented during construction; and

the proponent's response to pollution events, EPA regulatory actions, and associated environmental risks to the receiving catchment. It should also be noted that the sediment from the site also impacted Manly Dam, located 3 km downstream from the site, increasing turbidity to such a degree that the dam had to be closed to swimming over a period of time.

Transport & Civil Infrastructure Input

The only construction related concerns are in relation to the two sections of footpath along the school frontage that have a temporary surface awaiting Sydney Water to modify their assets, as well as a missing section of pedestrian fence at the same location.

Other items that of concern relate to the matters between approved Mod 3 actions and the items which require to have Mod 4 determined prior to the completion of all works

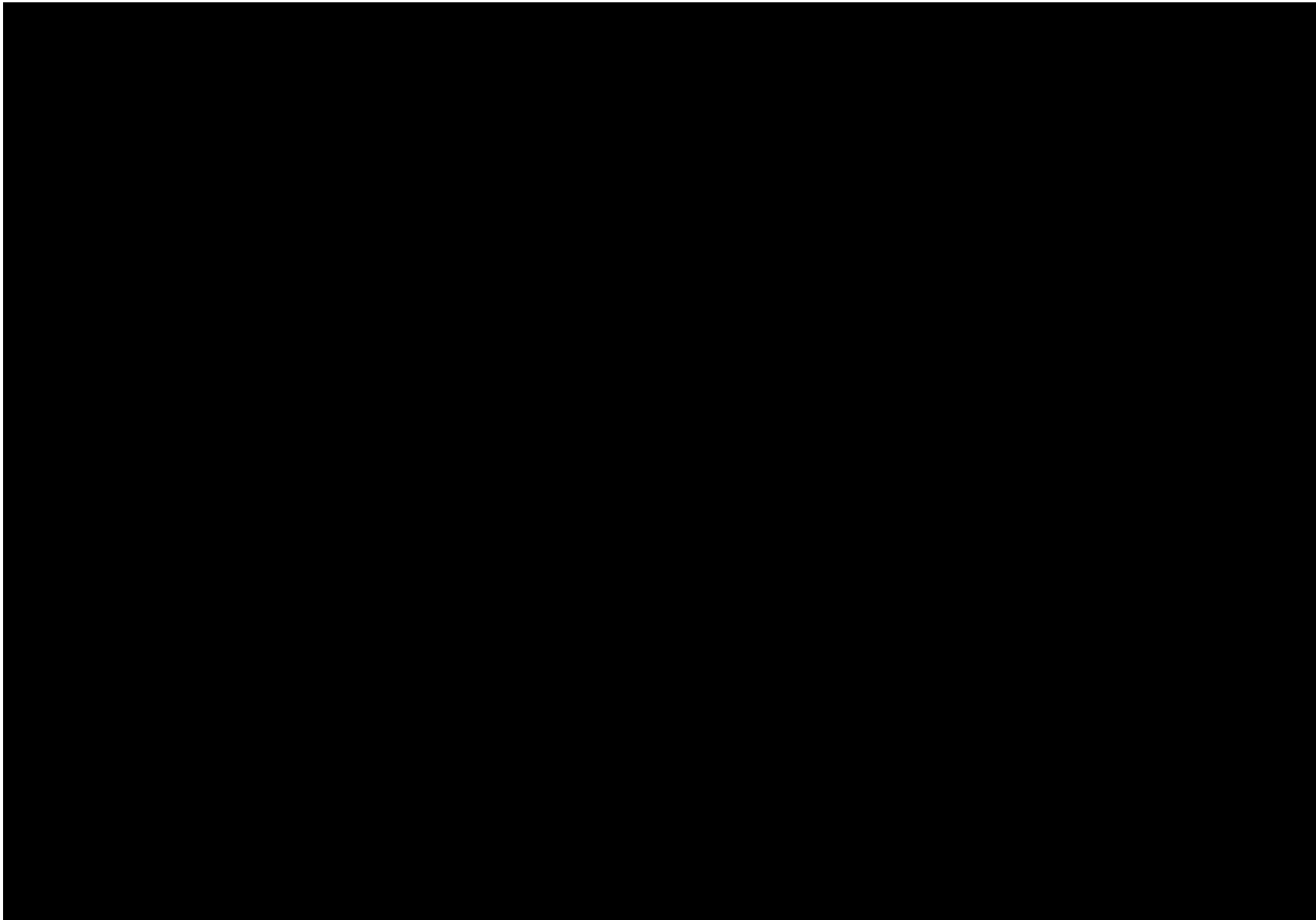
Should you require any further information or assistance in this matter, please contact
[REDACTED] Manager Environmental Health on [REDACTED]
[REDACTED]

Yours faithfully



[REDACTED]
Executive Manager Environmental Compliance

APPENDIX D – AUDIT ATTENDANCE RECORD



APPENDIX E – SITE PHOTOS

Observations from the site inspection are provided in Table 7. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

Table 7: Site inspection photographs

No.	Comment	Photograph
1	Site Notices in place, as observed on the day of the audit, for Gate 3 on (Aquatic Drive).	
2	Heavy vehicular access at Gate 3 (Aquatic Drive) with rumble grid, traffic controllers and TPZ in place. Pressure cleaner at site entrance for wheel washing.	

No.	Comment	Photograph
3	Mud piles on inside and outside of site entrance gate that requires removal.	
4	Aquatic Drive with traffic controllers in place. Road is clean with no mud tracked from site.	

No.	Comment	Photograph
5	Area for final slab to be poured.	
6	Waste bins, skips and spill kit on site.	
7	Unbunded fuel containers on site.	

No.	Comment	Photograph
8	Un-bunded paint containers on site.	
9	Spill kit on site contains rubbish.	

No.	Comment	Photograph
10	Concrete washout in place.	
11	Protected stormwater pit.	

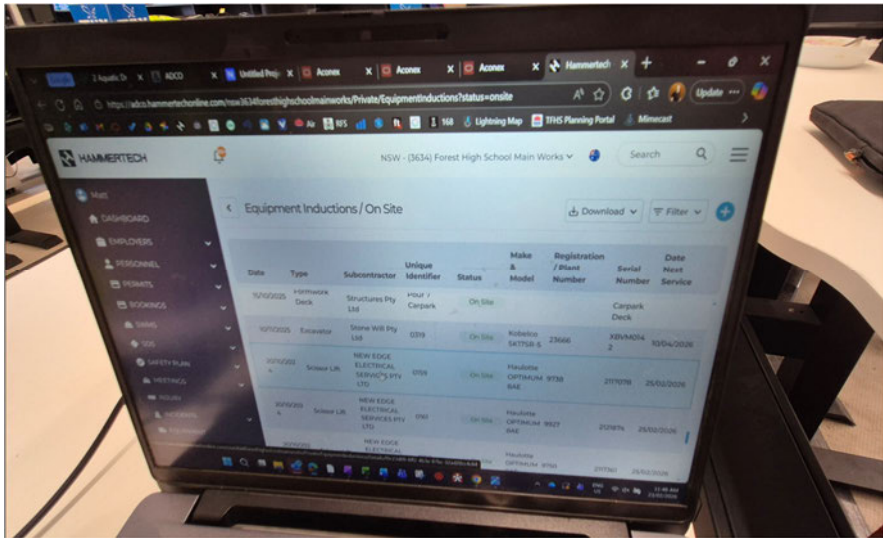
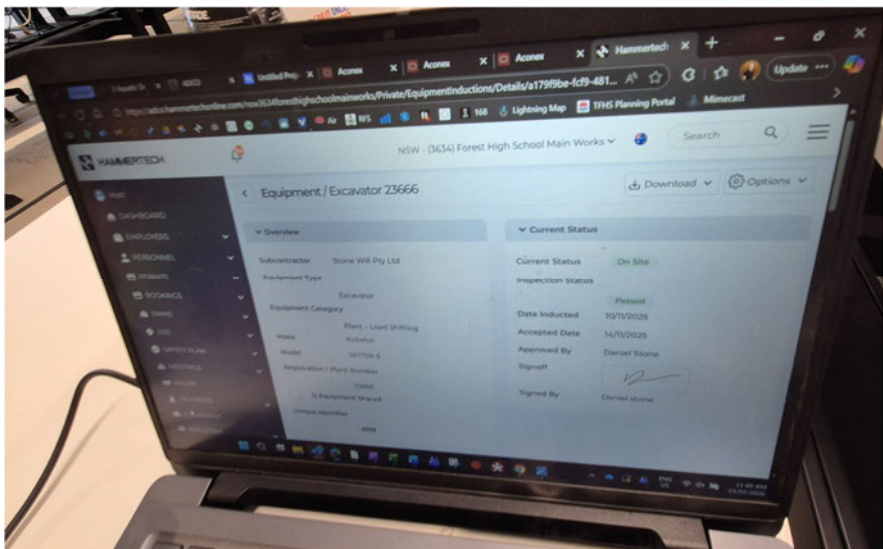
No.	Comment	Photograph
12	Stockpiles covered when not in use.	
13	Sediment fencing and geofab installed on NW site boundary. Sediment fence requires anchoring at base.	
14	Stabilised area with sediment fence on Western boundary of site. Sediment fence requires anchoring at base.	

No.	Comment	Photograph
15	Suspended playing field slab.	
16	ATF fencing separating operational school and remaining construction sites.	
17	Completed theatre building and site fencing separating remaining construction site area.	

No.	Comment	Photograph
18	Completed school building, landscaping and footpath on Aquatic Drive.	
19	Completed school building entrance.	
20	Footpath on Allambie Road with gaps in permanent fencing and incomplete surfaces awaiting Sydney Water service works.	

No.	Comment	Photograph
21	Landscaping on Allambie Drive boundary of completed/ operational school building.	
22	Completed footpath on Allambie Drive	

No.	Comment	Photograph
23	Landscaping in completed car park.	
24	Stabilised embankment on SW corner of site near completed car park. (location of incidents during audit period).	
25	Stabilised embankment on SW corner of site near completed car park. (location of incidents during audit period). OSD Tank 1 is installed under slab.	

No.	Comment	Photograph																																				
26	Hammertech plant and equipment induction register.	 <table><thead><tr><th>Date</th><th>Type</th><th>Subcontractor</th><th>Unique Identifier</th><th>Status</th><th>Make & Model</th><th>Registration / Plant Number</th><th>Serial Number</th><th>Date Next Service</th></tr></thead><tbody><tr><td>10/02/2025</td><td>Excavator</td><td>Structures Pty Ltd</td><td>1041 / Carpark</td><td>On Site</td><td>Robelco 547528-6</td><td>23666</td><td>XENM014 2</td><td>10/04/2026</td></tr><tr><td>10/11/2025</td><td>Excavator</td><td>NEW EDGE ELECTRICAL SERVICES PTY LTD</td><td>9709</td><td>On Site</td><td>Haulotte OPTIMUM 9709</td><td>217078</td><td>217078</td><td>25/02/2026</td></tr><tr><td>10/11/2025</td><td>Excavator</td><td>NEW EDGE ELECTRICAL SERVICES PTY LTD</td><td>9709</td><td>On Site</td><td>Haulotte OPTIMUM 9709</td><td>217078</td><td>217078</td><td>25/02/2026</td></tr></tbody></table>	Date	Type	Subcontractor	Unique Identifier	Status	Make & Model	Registration / Plant Number	Serial Number	Date Next Service	10/02/2025	Excavator	Structures Pty Ltd	1041 / Carpark	On Site	Robelco 547528-6	23666	XENM014 2	10/04/2026	10/11/2025	Excavator	NEW EDGE ELECTRICAL SERVICES PTY LTD	9709	On Site	Haulotte OPTIMUM 9709	217078	217078	25/02/2026	10/11/2025	Excavator	NEW EDGE ELECTRICAL SERVICES PTY LTD	9709	On Site	Haulotte OPTIMUM 9709	217078	217078	25/02/2026
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27	Induction record of excavator on site.	 <table><thead><tr><th colspan="2">Overview</th><th colspan="2">Current Status</th></tr></thead><tbody><tr><td>Subcontractor</td><td>Stone Will Pty Ltd</td><td>Current Status</td><td>On Site</td></tr><tr><td>Equipment Type</td><td>Excavator</td><td>Inspection Status</td><td>Passed</td></tr><tr><td>Equipment Category</td><td>Plant - Load Shifting</td><td>Date Inducted</td><td>10/11/2025</td></tr><tr><td>Make</td><td>Haulotte</td><td>Accepted Date</td><td>14/11/2025</td></tr><tr><td>Model</td><td>547528-6</td><td>Approved By</td><td>Etanial Stone</td></tr><tr><td>Registration / Plant Number</td><td>23666</td><td>Signed</td><td>[Signature]</td></tr><tr><td>Is Equipment Shared</td><td>No</td><td>Signed By</td><td>Etanial Stone</td></tr><tr><td>Unique Identifier</td><td>9709</td><td></td><td></td></tr></tbody></table>	Overview		Current Status		Subcontractor	Stone Will Pty Ltd	Current Status	On Site	Equipment Type	Excavator	Inspection Status	Passed	Equipment Category	Plant - Load Shifting	Date Inducted	10/11/2025	Make	Haulotte	Accepted Date	14/11/2025	Model	547528-6	Approved By	Etanial Stone	Registration / Plant Number	23666	Signed	[Signature]	Is Equipment Shared	No	Signed By	Etanial Stone	Unique Identifier	9709		
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APPENDIX F – AUDITOR DECLARATION

Independent Audit Report Declaration

Project Name:	The Forest High School
Consent Number:	SSD-26876801
Description of Project:	The construction and operation of a new government high school, comprising: • 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 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.
Project Address:	187 Allambie Road, Allambie Heights, NSW
Proponent:	NSW Department of Education
Title of Audit	Independent Audit No. 5
Date:	13 April 2026

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:	
Signature:	
Qualification:	Bachelor of Biological Sciences Masters in Environmental Toxicology Registered Environmental Assessment Practitioner (REAP - 46189) Exemplar Global Lead Environmental Auditor (No. 15160)
Company:	WolfPeak Group Pty Ltd