

Independent Environmental Audit

Construction of the new Wentworth Point High School (SSD-11802230)

25 August 2023
Audit No. 2
FINAL REPORT

Prepared for:

Department of Education - School Infrastructure NSW

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Document control log

Rev	Date	Comments	Prepared by
A	28/07/2023	Draft Report	MP
0	25/08/2023	Final Report	MP

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SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	4
2	INTRODUCTION	6
2.1	BACKGROUND	6
2.2	PLANNING	6
2.3	PROJECT DESCRIPTION	6
2.4	CONSTRUCTION ACTIVITY	6
2.5	AUDIT TEAM	7
2.6	AUDIT OBJECTIVES	7
2.7	AUDIT SCOPE	8
2.8	PERIOD COVERED BY AUDIT	9
3	AUDIT METHODOLOGY	10
3.1	DEVELOPMENT OF AUDIT SCOPE	10
3.2	SUMMARY OF AUDIT PROCESSES	10
3.3	PROPOSER'S REPRESENTATIVES	10
3.4	SITE INSPECTION	11
3.5	CONSULTATION WITH AGENCIES	11
3.6	COMPLIANCE DESCRIPTORS	11
4	AUDIT FINDINGS – TABLES	12
4.1	AUDIT FINDINGS SUMMARY	12
4.2	COMPLIANCE	12
4.3	NON-COMPLIANCES	13
4.4	PREVIOUS AUDIT ACTIONS (WPHS-01)	13
4.5	PHYSICAL EXTENT OF THE PROJECT	14
4.6	NON-COMPLIANCES RECORDED BY THE PROJECT	14
4.7	COMPLAINTS	14
4.8	INCIDENTS	15
5	AUDIT FINDINGS – DISCUSSION	16
5.1	REVIEW OF ADEQUACY OF MANAGEMENT PLANS	16
5.2	REVIEW ENVIRONMENTAL PERFORMANCE	16

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

5.3	ACTUAL AND PREDICTED IMPACTS	17
6	RECOMMENDATIONS	19

LIST OF TABLES

Table 1: Audit team	7
Table 2: Scope requirements of the Development Consent	8
Table 3: Scope requirements IPAR	9
Table 4: Audit Frequency	9
Table 5: Compliance descriptors	11
Table 6: Audit findings summary	12
Table 7: Assessment of compliance	12
Table 8: Status of recommendations identified during the previous audit period	13
Table 9: Actual versus predicted impact in the EIS	17
Table 10: Recommendations identified during the audit period	19

LIST OF APPENDICES

Appendices

- Appendix A – Planning Secretary Audit Team Agreement
- Appendix B – Site Inspection Photographs
- Appendix C – Audit Compliance Tables
- Appendix D – Agency consultation
- Appendix E – Independent Audit Declaration Form

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

1 EXECUTIVE SUMMARY

The Department of Education (DoEd) - School Infrastructure NSW (SINSW) commissioned SNC-Lavalin Australasia to undertake an Independent Environmental Audit (IEA) for the construction of a new high school, Wentworth Point new High School (the Project), formally known as Sydney Olympic Park new high school.

The audit was undertaken in accordance with Development Consent SSD-11802230 and Independent Audit Post Approval Requirements, DPIE, 2020 (IAPAR). This report presents the finding of the second IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

The initial audit covered the period up to 23 January 2023. This audit covers the period from 24 January 2023 to 24 July 2023.

The Development Consent allows for the staged construction of a new high school at 7 Burroway Road, Wentworth Point. Stage 1 will provide for a Stream 5 high school catering for up to 850 students. Stage 2 will bring the school up to a Stream 9 school catering for up to 1,530 students. The Project will comprise:

- > a six-storey building with two wings, one along the southern boundary and one along the eastern boundary.
- > a two-storey hall building (for sports and performance) is also proposed in the northern portion of the site.

Consultation with agencies

The Auditor consulted with Department of Planning and Environment (DPE) via email to seek input as required by Section 3.2 of the IAPAR. DPE did not require any additional matter to be included in the Audit. DPE did not request the Auditor consult more broadly.

Compliance with the Development Consent

Overall, the Project demonstrated substantial compliance with the Development Consent. The detailed assessment against each Condition of the Development Consent is provided in Appendix C, Table C1.

One non-compliance was self-reported by the project and noted by this audit. This was in relation to weekend work which extended beyond the work hours in Condition C3. The work was critical high-risk work to the temporary structure (jump-form) around the northern lift shaft to make the site safe again for works to continue Monday morning. SINSW confirmed they would continue to notify unexpected works ahead of time or as soon as practical after. On this basis, no corrective action was recommended by this audit.

Four observations of concern were raised. These were related to:

- > Not all plans and records on the webpage were up to date.
- > Improvements were required to the Construction Waste Management Plan (CWMP) and the Construction Soil and Water Management Plan (CSWMP) to meet the full requirements of the Development Consent.
- > Stormwater controls along the northern boundary of the site.

Four (4) recommendations arising from the observations of concern are presented in Section 6 of this report.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Environmental performance

The environmental performance of the Project was assessed against the requirements of the Construction Environmental Management Plan (CEMP) and associated sub-plans. The detailed assessment against the CEMP and sub-plans is provided in Appendix C, Table C2. Overall, the project demonstrated substantial conformance against the CEMP and sub-plans.

The audit also undertook a high-level assessment of the Project's actual impacts against the predicted impacts as detailed in the Environmental Impact Statement (EIS) (Section 9 – Risk assessment). This high-level assessment is provided in Section 5.3 of this report. The aspects included in the assessment were transport and accessibility, noise and vibration, aboriginal cultural heritage, contamination, acid sulfate soils, sediment and erosion and social impact. The project generally demonstrated actual impact which was “consistent” with, or “lower” than, the EIS predicted impact.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

2 INTRODUCTION

2.1 BACKGROUND

The Department of Education (DoEd) – School Infrastructure NSW (SINSW) commissioned SNC-Lavalin Australasia to undertake an Independent Environmental Audit (IEA) for the construction of a new high school, Wentworth Point new High School (the Project), formally known as Sydney Olympic Park new high school.

The audit was undertaken in accordance with Development Consent SSD-11802230 and Independent Audit Post Approval Requirements, DPIE, 2020 (IAPAR). This report presents the finding of the second IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

2.2 PLANNING

The Environmental Impact Statement (EIS) Sydney Olympic Park new high school was prepared by Mecone NSW Pty Limited on behalf of DoEd in September 2021 to accompany a State Significant Development (SSD) Application for the new high school.

On 14 October 2022, Development Consent (SSD-11802230) was granted for the new high school now known as Wentworth Point new High School (the Project).

2.3 PROJECT DESCRIPTION

The Development Consent allows for the construction of a new high school at 7 Burroway Road, Wentworth Point in two stages. Stage 1 will provide for a Stream 5 high school catering for up to 850 students. Stage 2 will bring the school up to a Stream 9 school catering for up to 1,530 students. The project will comprise:

- > a six-storey building with two wings, one along the southern boundary and one along the eastern boundary.
- > a two-storey hall building (for sports and performance) is also proposed in the northern portion of the site.

2.4 CONSTRUCTION ACTIVITY

Construction started on the Project on 31 October 2022 with site establishment and remediation work. During this audit period: piling, foundation work, installation of retaining walls and lift pits were substantially completed and construction of the superstructure was progressing.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

2.5 AUDIT TEAM

In accordance with Development Consent Condition C37, SINSW submitted the audit team detailed in Table 1 to DPE for approval, to undertake this initial IEA.

Table 1: Audit team

Role	Name	Contact Details	Qualifications & Experience
Lead Environmental Auditor	Maurice Pignatelli	M: 0407 493 176 E: maurice@optimenv.com.au	Bachelor of Engineering (Civil) Master of Engineering Science (Public Health) Registered Lead Environmental Auditor (Exemplar Global #110031) ISO14001:2015 – Transition Assessment (Exemplar Global # 2018-EGC-14001A-3791) Erosion and sediment control training (IECA approved) Maurice is a Principal environment and health and safety specialist with over 30 years' experience leading teams in sustainability and greenhouse gas assessments, environmental, health and safety and hazardous materials audits, management systems and plans. Maurice has extensive experience in statutory roles required by DPE such as Environmental Representative and Independent Auditor. He has expertise in the assessment of proponents and contractors and environmental impacts associated with State Significant Infrastructure (SSI) and Development (SSD) projects.

A copy of the DPE approval letter, dated 17 January 2023, is attached in Appendix A to this report.

2.6 AUDIT OBJECTIVES

The objectives of this IEA are to:

- > assess the environmental performance of the Project and whether it is complying with the requirements in the Approval (including the requirements of any approved strategy, plan or program)
- > review the adequacy of the approved strategies, plans and programs
- > to recommend any appropriate measures to improve environmental performance of the Project.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

2.7 AUDIT SCOPE

The audit was undertaken in accordance with the requirements of the Conditions of Approval (CoA) of Development Consent SSD-11802230 and the IAPAR.

The Development Consent conditions that relate to the IEA are Conditions C36-C41, as detailed in Table 2. The requirements of IAPAR that relate to the scope of the audit are detailed in Table 3.

Table 2 and Table 3 also provide reference on where the scope requirements have been addressed in this report.

Table 2: Scope requirements of the Development Consent

CoA	Scope requirement	Where addressed
C36.	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Section 2, Table 3.
C37.	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Section 2.5 Appendix A
C38.	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Section 2.8
C39.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under Condition C36 of this consent, or Condition C38 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	This requirement is triggered after the audit report is finalised.
C40.	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	This requirement is triggered after the audit report is finalised.
C41.	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not triggered

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Table 3: Scope requirements IPAR

Scope requirement	Where addressed
Independent Audit PAR (DPIE, 2020)	This document
Development Consent (SSD 8873789)	Sections 4.1, 4.2, 4.3 Appendix C, Table C1
Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and sub-plans	Appendix C, Table C2
Environmental performance including but not limited to:	
<ul style="list-style-type: none"> > Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS) 	Section 5.3
<ul style="list-style-type: none"> > Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts 	Section 4.5 Section 5.3
<ul style="list-style-type: none"> > Incidents, non-compliances and complaints 	Section 4.6 Section 4.7 Section 4.8
<ul style="list-style-type: none"> > Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit 	Section 5.2 Appendix C, Table C2
<ul style="list-style-type: none"> > Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project 	Section 3.5 Appendix D
A high-level assessment of whether Environmental Management Plans and sub-plans are adequate.	Section 5.1 Appendix C, Table C2

2.8 PERIOD COVERED BY AUDIT

The IEA program, timing, and frequency requirements for the Project, are detailed in Table 3 of the IAPAR, and reproduced in Table 4 below.

Table 4: Audit Frequency

Project Phase	Frequency	Ongoing Independent Audit Intervals
Construction	Within 12 weeks of the commencement of construction	At intervals, no greater than 26 weeks from the date of the initial Independent Audit or as otherwise agreed by the Secretary.
Operation	Within 26 weeks of the commencement of operation	At intervals, no greater than 3 years or as otherwise agreed by the Secretary.
Closure / Rehabilitation	Within 52 weeks from notifying of suspension/ceasing of operations	At intervals no greater than 1 year or as otherwise agreed by the Secretary

Construction for the Project commenced on 31 October 2022. The initial audit covered the period from 31 October 2022 to 23 January 2023.

This IEA represents the second independent audit for the Project. It covers the period from 24 January 2023 to 23 July 2023.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

3 AUDIT METHODOLOGY

3.1 DEVELOPMENT OF AUDIT SCOPE

The scope of this IEA was focussed on Development Consent conditions applicable to construction works undertaken during the reporting period.

The audit scope was developed in consultation with proponent's representatives to determine the applicability of Development Consent conditions to construction works undertaken.

DPE was also consulted regarding areas of particular focus.

3.2 SUMMARY OF AUDIT PROCESSES

The audit process comprised the following:

- > Preliminary document review to enable the auditor to gain an understanding of the Project, environmental processes, and progress since project commencement.
- > Desktop assessment of publicly available documentation.
- > Preparation of audit checklist, with audit prompts for project details and requests for documentary evidence to determine compliance.
- > Consultation with DPE on areas of focus for the audit, and agencies to be consulted.
- > Provision of the audit checklists to proponent's representatives for collation of information, prior to interview.
- > Receipt of compliance information and assessment thereof, prior to interview.
- > Update the audit checklists with the new information and reframing of the audit questions to address outstanding information at the interview.
- > Opening meeting, interviews and walk-through site inspection.
- > Further assessment of information collated.
- > Closing meeting via teleconference.
- > Preparation and issue of draft compliance tables, noting compliance status with CoA and any requests for further information.
- > Emails to resolve and seek clarification on outstanding matters.
- > Preparation and issue of draft audit report and compliance tables.
- > Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

3.3 PROPONENT'S REPRESENTATIVES

The proponent's representatives for this project were:

- > Ernst and Young – Project Managers
- > RobertsCo - Principal Contractor

The following personnel participated in the audit and responded to the auditor's requests for information:

- > Marco Amorelli – Ernst and Young - Project Manager

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

- > Zachary Ferris – Ernst and Young – Assistant Project Manager
- > Adam Greentree - RobertsCo – Project Manager

Each individual noted attended the audit opening and closing meetings and had the opportunity to provide evidence and input into the Project's compliance at different stages during the audit.

3.4 SITE INSPECTION

A walk-through site inspection was undertaken by the Auditor on 11 July 2023. During the site inspection, environmental controls on-site generally appeared to be operating effectively.

Refer to Appendix B for site photographs.

Refer to Appendix C, Table C2 for observations against the CEMP and sub-plans.

3.5 CONSULTATION WITH AGENCIES

The Auditor consulted with DPE via email on 29 June 2023 to seek input from DPE, as required by Section 3.2 of the Guideline, specifically in relation to:

- > Any particular area of focus for the audit
- > Any consultation with agencies deemed necessary by the Department.

On 24 July 2023, the DPE Senior Compliance Officer confirmed “*there were no specific areas of concern for the audit scope from NSW Planning*”.

A copy of email correspondence is provided in Appendix D of this report.

3.6 COMPLIANCE DESCRIPTORS

The compliance status of each condition requirement was determined using the relevant descriptors in Table 5.

Table 5: Compliance descriptors

Status	Description
Compliant	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	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 was undertaken.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

4 AUDIT FINDINGS – TABLES

4.1 AUDIT FINDINGS SUMMARY

Table 6 summarises the audit findings. Further details on the findings can be found in the relevant section of the report.

Table 6: Audit findings summary

Description	Quantity	Section of Report where addressed
Assessment of Compliance		
Number of Conditions of Approval	174	Appendix C, Table C1
Compliant	64	Appendix C, Table C1
Non-compliant	1	Appendix C, Table C1
Not triggered	125	Appendix C, Table C1
Other		
Non compliances recorded (by the project) during the audit period	1	Section 4.6
Complaints reported during audit period	2	Section 4.7
Incidents recorded during the audit period	0	Section 4.8

4.2 COMPLIANCE

An assessment of compliance was undertaken against the Development Consent conditions applicable to site works during the reporting period. Table 7 provides a summary of the assessment of compliance as per the schedules of the Development Consent. Compliance was assessed using the compliance status descriptors in Section 3.6 of this report.

Table 7: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Schedule 2, Part A – Administrative controls	37	10	0	27
Schedule 2, Part B – Prior to commencement of construction	37	10	0	27
Schedule 2, Part C – During construction	43	28	1	14
Schedule 2, Part D – Prior to occupation or commencement of use	42	0	0	42
Schedule 2, Part E – Post occupation	15	0	0	15

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Overall, the Project demonstrated substantial compliance with the Development Consent. The detailed assessment against each condition of the Development Consent is provided in Appendix C, Table C1.

4.3 NON-COMPLIANCES

One non-compliance was recorded by this audit and self-reported by the project.

On the weekend of 15-16 July 2023 workers attended site to undertake critical high-risk work to the temporary structure (jump-form) around the northern lift shaft and make the site safe again for works to continue on Monday morning. Removal of jump-forms require large exclusion zones on site which have a significant impact on other works so take place on Saturdays. The work was not complete Saturday so continued Sunday. This was unexpected and we were unable to notify in advance. A retrospective notice (in accordance with Condition A28) and apology to residents (in accordance with Condition C6) was issued for the works and notice of upcoming weekend works to remove the second jump form.

SINSW confirmed they will continue to notify unexpected works ahead of time or as soon as practical after. On this basis, no corrective action was recommended by this audit.

4.4 PREVIOUS AUDIT ACTIONS (WPHS-01)

The previous audit (Initial audit report dated March 2023) made six (6) recommendations to address non-compliances and observations of concern raised during that audit. The Table below presents the status of the recommendations raised during the previous audit (WPHS-01).

Table 8: Status of recommendations identified during the previous audit period

Non-compliance NC # Observation Obs#	Recommendation (WPHS- 01/R#)	Status of WPHS- 01/R#
WPHS-01 NC-03	WPHS- 01/R01 Update the CWMSP to include: <ul style="list-style-type: none"> > Details of how wastes records are to be recorded for the project on the Bingo and Mainland Civil registers. > nominate recycling and disposal locations. > address the potential for contaminated waste and contaminated waste management. 	CLOSED The Project updated the CWMSP to substantially meet the requirements of B17. The update was provided to DPE within an agreed timeframe. Further improvements to the CWMSP were identified during this audit. <i>Refer to Section 6 - Recommendation WPHS-02/R02.</i>
WPHS-01 NC-04	WPHS-01/R02 Prepare a CSWMP to address the full requirements of CoA B18 and A10.	CLOSED The Project prepared a CSWMP to substantially meet the requirements of B18. The update was provided to DPE within an agreed timeframe. Further improvements to the SWMP were identified during this audit. <i>Refer to Section 6 - Recommendation WPHS- 02/R03.</i>
WPHS-01 NC-05	WPHS-01/R03 Update the CFMESP to include qualifications of the experts that	CLOSED The Project updated the CFMEMP to substantially meet the requirements of B19.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Non-compliance NC # Observation Obs#	Recommendation (WPHS- 01/R#)	Status of WPHS- 01/R#
	prepared the plan. Provide appropriate referencing to the Floodplain Risk Management Guidelines (EHG).	The update was provided to DPE within an agreed timeframe.
WPHS-01NC-06	WPHS-01/R04 Develop progressive ESCP that are regularly updated for site conditions. Implement the updated ESCP on-site and undertake pre and post rainfall inspections of controls.	CLOSED The Project prepared a CSWMP which included an updated ESCP. The update was provided to DPE within an agreed timeframe.
WPHS-01 Obs-01	WPHS-01/R05 Where conditions of the Project Approval require consultation with an identified party in the preparation of a plan or other document, append details required by Condition A10, to the document.	CLOSED In its response to DPE regarding this recommendation, SINSW offered to append information required by Condition A10 to the plans, if requested by DPE. <i>DPE made no such request therefore this recommendation has been closed.</i>
WPHS-01 Obs-02	WPHS-01/R06 Consult with DPE on an acceptable resolution of the reluctance of the Certifier to approve the CEMP. This may include a review by an independent third party, acceptable to DPE.	CLOSED In its response to DPE regarding this recommendation, SINSW did not offer to take any action. <i>DPE did not raise any concern regarding the in-action therefore this recommendation has been closed.</i>

4.5 PHYSICAL EXTENT OF THE PROJECT

The Crown Certificates CC1 and CC2 prepared by Woods Bagot confirmed the architectural and interior design of the development and architectural set of drawings were consistent with BCA and the Development Consent, including the approved plans.

4.6 NON-COMPLIANCES RECORDED BY THE PROJECT

With the exception of the non-compliances identified by the initial IEA, one environmental non-compliance was recorded by the Project, during the reporting period. Please refer to Section 4.3 of this report.

4.7 COMPLAINTS

A complaints register was maintained by the project for the reporting period. Two complaints attributable to the works, were received on the Project during the reporting period. They were related to:

- > Noise from a generator powering the aviation lights of the crane which is a mandatory requirement and cannot be switched off. Noise monitors found it was within acceptable tolerance levels but temporary sound barriers were installed to reduce noise until the site had working mains power to power the crane.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0



- > On the weekend of 15-16 July workers attended site to undertake critical high-risk work to the temporary structure (jump-form) around the northern lift shaft and make the site safe again for works to continue on Monday morning. Refer to Section 4.3 for further detail.

Both complaints were appropriately closed out.

4.8 INCIDENTS

No environmental incidents were recorded by the Project during the audit period.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

5 AUDIT FINDINGS – DISCUSSION

5.1 REVIEW OF ADEQUACY OF MANAGEMENT PLANS

The following management plans were reviewed as detailed in Appendix C, Table C2.

- > Construction Environmental Management Plan (CEMP)
- > Construction Traffic and Pedestrian Management Plan (CTPMP)
- > Construction Noise and Vibration Management Plan (CNVMP)
- > Construction Soil and Water Management Plan (CSWMP)
- > Construction Waste Management Plan (CWMP)
- > Air Quality Management Plan (AQMP)
- > Construction Flood and Emergency Management Plan (CFEMP)
- > Driver Code of Conduct (DCC)

The management plans were updated during the reporting period to address the issues of non-compliance identified during the previous audit. The management plans were found to substantively meet the requirements of the Development Consent. Two observations of concern were raised for the CSWMP and CWMP where the auditor determined that the plans substantively met the relevant requirement, however further improvements were required to meet the full requirements. *Refer to Section-6 - Recommendations WPHS-02/R02 and WPHS-02/R03.*

5.2 REVIEW ENVIRONMENTAL PERFORMANCE

The Project's implementation of the management plans is provided in this section. The overall standard of environmental management on site was high. Based on site observations and records provided, the Project demonstrated:

- > Key roles and responsibilities identified in the CEMP were up to date.
- > Records of site work inductions and toolbox talks and daily pre-starts with environmental topics were maintained.
- > Signage was erected in a prominent position at the entrance to the development.
- > Vehicles and traffic controls are maintained to minimise sediment tracking from the site, prevent queuing off-site and minimise traffic impacts during peak school periods.
- > Noise and vibration management controls were effectively implemented including noise and vibration monitoring, scheduling of trucks to the site, consultation with sensitive receivers, and general noise mitigation measures on site.
- > Waste records were maintained in a register.
- > Dust controls were effectively implemented.
- > Erosion and sediment control on site had improved significantly, since the previous audit, and deemed effective. An improvement opportunity was identified in relation to the potential for ingress of water onto the site, from a neighbouring site. *Refer to Section 6 - Recommendation WPHS-02/R04.*

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

5.3 ACTUAL AND PREDICTED IMPACTS

Section 9 of the EIS provides a summary risk assessment of the Project's construction environmental impacts. These risks are summarised in Table 9, together with a high-level assessment of the Project's performance in managing the risks to-date.

Table 9: Actual versus predicted impact in the EIS

Aspect	Potential impact from the EIS	Project's performance in managing the risks to-date
Transport and accessibility	Approximately 20 heavy delivery movements will occur each day during construction. <i>Level of Impact: Low</i> <i>Residual: Low</i>	The CTPMSP (Table 2) estimates that up to 10 heavy rigid vehicle movements and up to 20 truck and dog movements per day will occur. This increases to 50 heavy rigid vehicle daily movements on pour days. For this audit period, RobertsCo advised actual truck movement were as follows: <ul style="list-style-type: none"> > Average of 1 rigid vehicle daily for reinforcement deliveries, > Average of 1 rigid vehicle daily for formwork deliveries, > Up to 25 heavy rigid vehicle movements for concrete trucks on large pour days within this reporting period (14 large pours completed in this reporting period), > 5 miscellaneous deliveries on average per day, The impact of heavy vehicle movements is likely to be consistent with that predicted in the EIS.
	Works will utilise on- street parking in the area. <i>Level of Impact: Low</i> <i>Residual: Low</i>	Provision has been made for off-street parking for the Project's construction workforce, however the off-street parking is often full and construction workers are also required to park on the street as noted in the EIS. The impact of construction parking on local roads is likely to be consistent with that predicted in the EIS.
Noise and vibration	Surrounding receivers will experience noise over 75dB(A) during construction. <i>Level of Impact: High</i> <i>Residual: Medium</i>	The project maintained (until May 2023) real-time noise monitoring at the boundary to its closest sensitive receiver (Public School). The Project monitored its noise levels against NSW ICNG management levels for classrooms (assessed externally) which is 67 d(B)A Leq 15 mins. Monitoring undertaken during January to May 2023, confirmed that no exceedance event, attributable to the project, was recorded during teaching hours. The impact of noise on sensitive receivers adjacent to the project is likely to be lower than predicted in the EIS.
Aboriginal cultural heritage	The ACHAR has identified that the site has no potential for Aboriginal cultural heritage sites given the land is reclaimed. <i>Level of Impact: Nil</i> <i>Residual: Nil</i>	No aboriginal cultural heritage items were encountered during construction. The impact to Aboriginal cultural heritage is likely to be consistent with that predicted in the EIS.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Aspect	Potential impact from the EIS	Project's performance in managing the risks to-date
Contamination	The site is contaminated from previous industrial activities. <i>Level of Impact: High</i> <i>Residual: Low</i>	Site contamination was addressed during the previous audit period. The impact of contamination during this audit period is likely to be lower than that predicted in the EIS.
Acid sulfate soils	Acid sulfate soils have been identified during site investigations. <i>Level of Impact: High</i> <i>Residual: Low</i>	See contamination above.
Sediment and erosion	Construction activities have the potential to cause sediment and erosion impacts. <i>Level of Impact : Medium</i> <i>Residual: Low</i>	During the reporting period, the site prepared a Construction Soil and Water Management Plan and had effectively implemented its updated Erosion and Sediment Control Plan. No sediment was observed in the gutter to Burroway Road adjacent to the site, indicating that sediment controls were effective at the time of the inspection. On this basis the impact of sediment and erosion is likely to be consistent with that predicted in the EIS.
Social impact	Noise impacts during Construction <i>Level of Impact: Medium</i> <i>Residual: Low</i>	See noise and vibration above.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

6 RECOMMENDATIONS

Observations of concern have been identified where the auditor has determined that the Project has substantively met the relevant requirement however an improvement opportunity has been identified to improve ongoing environmental performance or prevent future non-compliances.

Recommendations identified during this audit are presented in Table 10. In accordance with the IAPAR, the Project is required to submit a response to any recommendations contained in the audit report.

For each recommendation, reference is made to the relevant section in the report or compliance tables where the non-compliances and observations of concern were raised. Please refer to this reference for context.

Table 10: Recommendations identified during the audit period

Report Reference	Observations of concern (Obs#)	Recommendation (WPHS-02/R#)
Appendix C, Table C1 Condition A24	WPHS-02/Obs-01: Not all plans and records on the webpage were up to date.	WPHS- 02/R01 Ensure that all plans and records on the webpage are up to date.
Appendix C, Table C1 Condition B17	WPHS-02/Obs-02: The updated CWMSP does not include a procedure to ensure all the waste records required by Condition B17 will be consistently recorded for the duration of the project.	WPHS- 02/R02 Update the CWMSP to include a procedure to ensure all the waste records required by Condition B17 will be consistently recorded for the duration of the project.
Appendix C, Table C1 Condition B18	WPHS-02/Obs-03: The updated CSWMP does not include details of the qualified expert that prepared the plan nor up to date details of consultation with Council, as required by Condition B18.	WPHS-02/R03 Update the CSWMP to include (append): <ul style="list-style-type: none"> > qualifications of the experts that prepared the plan. > updated consultation with Council (in relation to the new plan).
Appendix C, Table C1 Condition C22	WPHS-01 Obs-04: Stormwater controls along the northern boundary of the site do not: <ul style="list-style-type: none"> > prevent stormwater runoff from upgradient areas from entering the site (Photo 11) > prevent stormwater runoff, potentially sediment laden, from leaving the site (Photo 12). 	WPHS-02/R04 Install stormwater controls along the northern boundary of the site to: <ul style="list-style-type: none"> > prevent stormwater runoff from upgradient areas from entering the site. > prevent stormwater runoff, potentially sediment laden, from leaving the site.

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0



APPENDICES

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0



APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Ms Kendal Caynes
Manager Planning Compliance
School Infrastructure NSW
Level 8 259 George Street
SYDNEY New South Wales 2000

16/01/2023

Dear Kendal Caynes

Sydney Olympic Park new high school - Independent Auditor Nomination (SSD-11802230)

I refer to your request for the Secretary's approval of suitably qualified persons to prepare the **Independent Audit** for the Sydney Olympic Park new high school - Independent Auditor Nomination (SSD-11802230-PA-3).

The Department of Planning and Environments Planning Group (**NSW Planning**) has reviewed the nominations and information you have provided. NSW Planning is satisfied that Maurice Pignaelli is suitably qualified and experienced however Richard Peterson, Alistair Smith and Constance Georgiou do not hold either Lead or Principle environmental Auditor certification as required by the *Independent Audit Post Approval Requirements 2020*.

Consequently, I can advise that the Secretary **only** approves the appointment of Maurice Pignatelli to prepare the Independent Environmental Audit.

In accordance with Condition C37 of SSI-11802230 (the **Consent**) and the Independent Audit Post Approval Requirements, the Secretary has agreed to the independent auditor as;

- Maurice Pignatelli.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits. Please note that this approval of the above audit team is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to

Department of Planning and Environment



NSW Planning, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Damien Smith on 02 9995 6289 or compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

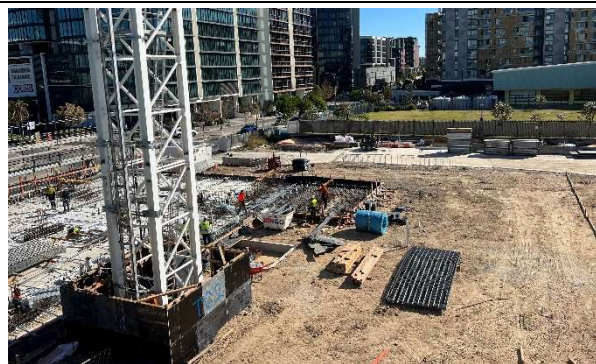


APPENDIX B – SITE INSPECTION PHOTOGRAPHS

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Appendix E – Site photographs

Photo 1: Signage in accordance with the Approval.



Photos 2 and 3: The western side (active side) of the site, commencing from the main driveway, was being progressively sealed with concrete to minimise tracking and dust. RobertsCo advised they proposed to seal the entire western side. Formwork was observed where additional concrete was scheduled to be laid later in the day.

Photo 4: A rumble grid was located at the heavy vehicle exit for the site, embedded within a concrete driveway and free of sediment. A water hose was also present to wash down vehicles, as required, before they exit the site.

Minor tracking of dust was observed, but this did not extend onto the public road.



Photo 5: A tree adjacent to the site was located behind a traffic calming island and not in the impact zone of heavy vehicles.

The site boundary fence was encroaching on the street foot path. A Temporary Road and Footpath occupancy permit was obtained from Parramatta City Council.

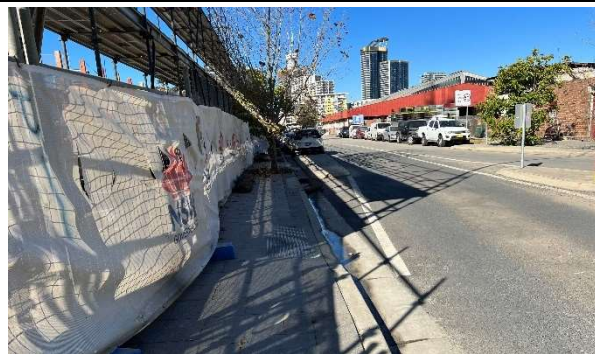


Photo 6 and 7: The exit point to the site onto Burroway Road was free of tracked sediment. The gutter to Burroway Road adjacent to the site, was free of sediment.

Drainage pits along Burroway Road, adjacent to the site had sediment protection in place.



Photos 8 and 9: A large capacity stormwater channel was constructed along the western boundary to contain stormwater runoff from the site in accordance with the site's SWMP. Hay bale checks were laid within the channel to slow water velocity and allow sediment to settle.



Photo 10: The stormwater channel led to a geofabric lined sump prior to overflow. There has been no overflow of the sump since its installation.

It was noted that the bulk of the stormwater retainment capacity of the site was within the main channel.

Roberts Co advised that some concrete waste was dumped within the sump to prevent the geofabric from becoming windblown.



Photo 11: Northern boundary (western end) – Stormwater runoff from the neighbouring property can enter the site potentially increasing hydraulic load on the site's erosion and sediment controls.



Photo 12: Northern boundary (eastern end) – In the northeastern corner of the site, the site grades towards the neighbouring property and there is potential for sediment laden runoff to leave the site.



Photo 13: A sump (approximately 3x3x1.5m deep) has been excavated and backfilled with coarse gravel in the driveway along the eastern boundary of the site. The sump is located at a low point and serves to capture stormwater and reduce surface water from the work area.

A riser has been installed (see traffic cone) to allow pump-out of the collected water. Pump-out of the sump has not been required since its installation.



Photo 14: A small quantity of concrete waste (agitator wash-out) was observed on the adjacent property within a plastic bin. A small quantity was also dumped on the ground.





APPENDIX C – AUDIT COMPLIANCE TABLES

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Appendix C: Table C1: Compliance Table against the Development Consent (SSD 11802230)



Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	This table	This audit did not identify any reasonable and feasible measures, that were necessary to prevent/minimise any material harm to the environment that may result from the construction of the development.	Compliant
Terms of Consent				
A2	The development may only be carried out:			
	(a) in compliance with the conditions of this consent;	Crown Certificate 2 (CC2) dated 9 May 2023	The Crown Certificate (CC2) prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA . CC2 is issued in accordance with Section 6.28 (2) of the EP&A Act 1979 and relates to plans and specifications referred to Attachments A & B. Attachment A of CC2 makes reference to the DC SSD-11802230	Compliant
	(b) in accordance with all written conditions of the Planning Secretary;	Written response by Project Manager to audit questionnaire.	The proponent has not received any written conditions, in addition to the conditions of this consent.	Not triggered
	(c) generally in accordance with the EIS as amended by the Amendment Report and Response to Submissions' to the EIS and Amendment Report;		Mitigation measures identified in the EIS (Section 9) have been incorporated into the Conditions of Approval	Compliant
	(d) in accordance with the approved plans in the table below.	Crown Certificate 2 (CC2) dated 9 May 2023	The Crown Certificate (CC2) prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA . CC2 is issued in accordance with Section 6.28 (2) of the EP&A Act 1979 and relates to plans and specifications referred to Attachments A & B. Attachment A of CC2 makes reference to the DC SSD-11802230.	Compliant
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.	DPE letter dated 21/6/23 - DPE response to the Project's response to the IEA (Audit 1) DET email dated 23 June 2023 - Sydney Olympic Park new high school - Post Approval Document Received - (SSD-11802230-PA-11).msg (205.5 KB), A31 - Notification of Review of Strategies, Plans and Programs.pdf (156.71 KB)	DPE review dated 21 June 2023, of the Project's response to the IEA stated that the nominated plans should be updated immediately and the actions provided in the PAP be provided by COB 19 May 2023 (typographical error). DET confirmed that updated plans had been submitted to DPE. Refer to Condition A32.	Compliant
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.	DPE letter dated 21/6/23 - DPE response to the Project's response to the IEA (Audit 1)	No inconsistencies have been identified	Not triggered
Compliance				
A5	This consent lapses five years after the date of consent unless work is physically commenced.		Work on site physically commenced on 30/10/2022.	Not triggered
Student Numbers				
A6	The student population must not exceed 850.		Beyond the scope of this audit	Not triggered
A7	Notwithstanding condition A6, the maximum student population may exceed 850 by up to a maximum 20 additional students from time to time, to allow for anticipated enrolment fluctuations on a temporary basis		Beyond the scope of this audit	Not triggered

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Prescribed Conditions				
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Beyond the scope of this audit	Not triggered
Planning Secretary as Moderator				
A9	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. 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.	Written response by Project Manager to audit questionnaire.	No disputes have occurred to date.	Not triggered
Evidence of Consultation				
A10	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.	Refer to Conditions B15, B16 and B18 CNVMP Rev1.6 dated 13/2/23. SWMP Rev 02 dated 22/05/23.	Consultation with an identified party is required by Conditions B15, B16 and B18. The extent of consultation is addressed in this table, under the relevant condition. This audit confirmed that the following sub-plans were updated with consultation records: - CNVMP Rev1.6 dated 13/2/23. - SWMP Rev 02 dated 22/05/23. OBSERVATION OF CONCERN WPHS-01/Obs-01 from the previous audit has been closed.	Compliant
Staging				
A11	The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A12	A Staging Report prepared in accordance with condition A11 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish (b) specify how compliance with conditions will be achieved across and between each of the construction stages of the project; and (c) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A13	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A14	Where construction is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A15	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).g management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A16	Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A17	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A18	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
Compliance				
A19	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Crown Certificate 2 (CC2) dated 9 May 2023	The Crown Certificate prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA .	Compliant
External Walls and Cladding				
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Site interview	The project advised that the requirements of this condition will be addressed under Crown certificate 2 (CC3).	Not triggered
Applicability of Guidelines				
A21	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.		This is a note.	Noted

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A22	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.		This is a note.	Noted
Monitoring and Environmental Audits				
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. 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		This is a note.	Noted
Access to Information				
A24	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.	https://www.schoolinfrastructure.nsw.gov.au/projects/w/wentworth-point-new-high-school.html#about-project-tab	The web page provides access to: - Department of Planning and Environment portal for SSD documentation - the Approval and Plans required by the Approval - Project updates updated six-monthly - Complaints register updated monthly - contact details via email or a on-line contact form - audits to date (N/A) The following plans had been uploaded/updated on the webpage: - CNVMP dated 13 February 2023 - CSWMP dated 22 May 2023 - Independent Audit report dated March 2023 - Response to Independent Audit report dated March 2023 The following plans had not been updated on the web-page: - CEMP dated 21 June 2023 - Waste Management Plan dated 30 May 2023 OBSERVATION OF CONCERN WPHS-02/Obs-01: Not all plans and records on the webpage were up to date.	Compliant
Compliance				
A25	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.	Robertson Introduction and project overview, June 2023.	Management plans are covered in the induction and the key requirements as they impact on workforce are addressed, as it relates to the Civil works (activities on site). - Emergency evacuation - Traffic Control Plans - Environmental Controls - Wentworth Primary School (Children) - Complaints process An extract of the RobertsCo Wentworth Point induction register was sighted confirming that records were maintained of personnel (including contractors) inducted.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Incident Notification, Reporting and Response				
A26	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.	Written response by Project Manager to audit questionnaire.	There has been no incidents on site to date.	Not triggered
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	Written response by Project Manager to audit questionnaire.	There has been no incidents on site to date.	Not triggered
Non-Compliance Notification				
A28	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.	DoE letter dated 24/4/23 DOC23/678241 - Notification of noncompliance in accordance with Condition A28 and A29 SINSW letter dated 20 July 2023 titled Sydney Olympic Park new high school (Wentworth Point new high school) (SSD 11802230): Notification of Non-Compliance in accordance with Condition A28 and A29.	Non-compliances resulting from the previous audit report were notified to DPE in accordance with this clause. Although these notifications were not made within 7 days, the IEA containing details of the noncompliance's had been submitted to DPE prior to this date. One non-compliance was also recorded by the project for weekend work on 15-16 July 2023. Please refer to condition C3 for details. This non-compliance was reported to DPE on 20 July 2023 (within 7 days).	Compliant
A29	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.	DoE letter dated 24/4/23 DOC23/678241 - Notification of noncompliance in accordance with Condition A28 and A30 SINSW letter dated 20 July 2023 titled Sydney Olympic Park new high school (Wentworth Point new high school) (SSD 11802230): Notification of Non-Compliance in accordance with Condition A28 and A29.	Non-compliances were notified to DPE in accordance with this clause.	Compliant
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Written response by Project Manager to audit questionnaire.	No incidents were reported.	Not triggered
Revision of Strategies, Plans and Programs				
A31	Within three months of: (a) the submission of a compliance report under condition A27; (b) the submission of an Independent Audit under condition C36 or C38; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	DoE Letter dated 22 June 2023 Doc23/945621. titled Conditions of Consent A31- review of strategies, plans and programs	The project formally notified DPE that the Plan had been updated within 3 months of the IEA. Refer to conditions A32 for further detail	Compliant
A32	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>	Email dated 22/6/23 between Schools Infrastructure and Project Manager EY confirmed the management plans were submitted with the covering letter to DPE. Construction Environmental Management Plan AU122229 CEMP FINAL R01 dated 21 June 2023 Construction Noise and Vibration Management Plan Rev 1.6 dated 13/2/23 Waste Management Plan date 30 May 2023 Construction Soil and Water Management Plan dated 22/5/23 Construction Flood Emergency Management Plan date 20 October 2022 (Note the plan was updated but the revision number was not updated)	Email dated 22/6/23 between Schools Infrastructure and Project Manager EY confirmed the nominated management plans were submitted with the covering letter to DPE.	Compliant
Burroway Road Drop off / Pickup facilities				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A33	<p>Within 6 months of the school population forecasted to reach 510 students, appropriate surveys must be undertaken of the Burroway Road drop-off/pick-up facilities in both the morning and afternoon peak periods (over multiple days) to determine the adequacy of the operation of the drop-off/pick-up facilities and adjoining/surrounding road network and its ability to accommodate student population demands. The surveys must include:</p> <p>(a) the number of vehicles using the drop-off/pick-up facilities throughout the morning and afternoon drop-off/pick-up peak periods;</p> <p>(b) the number of occupied and unoccupied parking spaces within the drop-off/pick-up facilities on Burroway Road throughout the morning and afternoon peak periods;</p> <p>(c) the extent of any vehicle queuing that takes place within the drop-off/pick-up facilities or surrounding streets during the morning and afternoon school drop-off/pick-up peak periods;</p> <p>(d) typical dwell time (length of stay) of vehicles within the drop-off/pick-up facilities; and</p> <p>(e) the proportion of students being dropped off at locations other than the drop-off/pick-up facilities, including on surrounding streets or within Wentworth Public School drop-off/pick-up facilities, via interview surveys to be conducted by the school.</p>		The site was not operational.	Not triggered
A34	<p>Following completion of the surveys under Condition A33, a report must be prepared by a suitably qualified person and submitted to the satisfaction of the Planning Secretary and to Council for information. The report must:</p> <p>(a) include an analysis, based on the findings from the surveys which identifies any existing shortfall in capacity of drop-off/pick-up facilities operation, consequent vehicle queuing and student drop-off/pick-up on surrounding streets;</p> <p>(b) assess the likely increase in demand on the drop-off/pick-up facilities based on the additional vehicle trips associated with the school reaching full student capacity (850) and conclude whether the increase demand for drop-off/pick-up facilities could be accommodated on Burroway Road; and</p> <p>(c) where the report concludes that insufficient space would be available on Burroway Road to accommodate the additional demands, to ensure that the increase in students to 850 would not adversely affect the safety or efficiency of surrounding streets the report must detail sufficient mitigation measures including but not limited to:</p> <p>(i) additional on-site management staffing of the drop-off/pick-up facilities to provide for efficient traffic management and facilitate a higher turnover of vehicles within the area;</p> <p>(ii) staggered start and finish times to spread the drop-off/pick-up demand over a longer time periods;</p> <p>(iii) frequent or annual review of the School Transport Plan to improve effectiveness of mode share shifts towards public and active transport options; and</p> <p>(iv) provision of additional drop-off/pick-up facilities on Burroway Road or future roads.</p>		The site was not operational.	Not triggered
A35	<p>Any mitigation measures recommended in the report required by condition A34, must be implemented prior to the school reaching 850 students. Evidence of any implemented mitigation measures must be submitted to the satisfaction of the Planning Secretary and a copy provided to Council for information</p>		The site was not operational	Not triggered
Removal of Encumbrances on RE1 Land				
A36	<p>Prior to Council acquiring the portion of the site zoned RE1 Public Recreation (if acquisition is pursued by Council), any encumbrances including fencing are to be removed by the Applicant, as directed by Council.</p>	Please advise status	RE1 portion of land has not been effected by this stage of the project. Council has not directed the project to remove any encumbrances.	Not triggered
Design Modifications				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A37	The perforated aluminium screen used as roof top plant enclosures (identified metal screen 06 – on the drawing titled Materials Schedule, Revision A and dated 09/09/22) must be of a colour/tone in keeping with the metal anodised finish of the upper façade levels (street frontages) and lift overruns. Details must be submitted to the satisfaction of the Planning Secretary prior to construction of building (excluding fencing, drainage, remediation, footings, ground floor slab, retaining walls, bulk earth works or jump form for the lift shaft).	DoE letter DOC21/829169 dated 19/05/23 - Approval request in accordance with Condition A37. DPE letter (undated) - Documents titled SSD 11802230-A37-Design Modification, Approval letter A37 and Drawing SOPHS - WB - AR - 53 - 00 - -01 Rev C dated 18 May 2023.	DoE submitted a design modification to DPE for approval on 17/5/23. DPE approved design modification as per ConditonA37 (undated)	Compliant
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.		Closed-out during the previous audit	Not triggered
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.		Closed-out during the previous audit	Not triggered
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Crown Certificate 2 (CC2) dated 9 May 2023 (Item 12) TTW Pty Ltd Structural design certificate (211266 SAAA) dated 24/03/2023.	The Crown Certificate (CC2) prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA . CC2 is issued in accordance with Section 6.28 (2) of the EP&A Act 1979 and relates to plans and specifications referred to Attachments A & B. Attachment A of CC2 makes reference to the TTW Pty Ltd Structural design certificate (211266 SAAA) dated 24/3/23.	Compliant
External Walls and Cladding				
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.	Site interview	Façade information will as it will be part of CC3 (superstructure), which is not yet due.	Not triggered
Pre-Construction Dilapidation Report - Protection of Public Infrastructure				
B5	Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must...		Closed-out during the previous audit	Not triggered
Preconstruction surveys - adjoining properties				
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of any building (including residential, school and commercial) that are likely to be impacted by the construction of the development.		Closed-out during the previous audit	Not triggered
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.		Closed-out during the previous audit	Not triggered
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...		Closed-out during the previous audit	Not triggered
Community Communication Strategy				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
B9	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.		Closed-out during the previous audit	Not triggered
	The Community Communication Strategy must: ...		Closed-out during the previous audit	Not triggered
Ecologically Sustainable Development				
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: ...		Closed-out during the previous audit	Not triggered
Outdoor Lighting				
B11	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, AS 4282-2019 Control of the obtrusive effects of outdoor lighting and National Light Pollution Guidelines for Wildlife (Australian Government, 2020).		Lighting has not been installed. Superstructure works were occurring on site.	Not triggered
Environmental Management Plan Requirements				
B12	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Notes:</i> •The <i>Environmental Management Plan Guideline</i> is available on the <i>Planning Portal</i> at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval . •The <i>Planning Secretary</i> may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Wentworth Point new High School, Construction Environmental Management Plan, AU122229 CEMP Final, 21 October 2022 Construction Environmental Management Plan AU122229 CEMP FINAL R01 dated 21 June 2023	The previous audit confirmed the CEMP broadly met the requirements of the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). It is further noted that the CEMP was updated on 21 June 2023. Compliance of individual sub-plans with Condition B12 is addressed under their respective condition below.	Compliant
Construction Environmental Management Plan				
B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier for approval. The CEMP must include, but not be limited to, the following: ...	Caloric CADV000086 GCOR000956 Re: SSD Condition of Consent dated 28/10/2022 Wentworth Point new High School, Construction Environmental Management Plan, AU122229 CEMP Final, 21 October 2022	The previous audit confirmed the CEMP broadly complies with this condition. RobertsCo correspondence confirmed that the CEMP was submitted to the Certifier for approval. It was noted however that whilst The Certifier, BCA Logic, confirmed receipt of the CEMP as per the requirement of the condition, the CEMP was not approved. The Certifier advised that he was not qualified to approve the CEMP and supporting plans. OBSERVATION OF CONCERN WPHS-01/Obs-02 was raised by the previous audit as there had been no high level independent review of the CEMP and supporting plans for this Project. In response to this observation, the DPE did not specify any further action by the proponent hence this observation has been closed.	Compliant
B14	A copy of the approved CEMP, including sub plans must be provided to the Planning Secretary within two working days of it being requested.		DPE have not requested a copy of the CEMP.	Not triggered
B15	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: ...		Closed-out during the previous audit	Not triggered
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a)be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Wentworth Point new High School, Construction Noise and Vibration Management Plan dated 27 September 2022. Construction Noise and Vibration Management Plan Rev 1.6 dated 13/2/23	The previous audit confirmed the CNVMP broadly complies with this condition with the exception of: - qualifications of the personnel preparing the plan - include details of consultation undertaken with the community and agreed strategies to manage high noise generating works	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
	(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B16(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B12.		strategies to manage high noise generating works. An update of the plan dated 13/2/23 addresses both of these requirements in Section 8 and an Appendix respectively. NON COMPLIANCE WPHS01/NC-02 has been closed.	
B17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Wentworth Point new High School, Waste Management Plan dated 20 May 2023</p> <p>Bingo Industries Monthly waste report Djurwa Pty Ltd - Roberts Co Wentworth Point Site (January to June 2023)</p> <p>Mainland Civil Cartage Export Tracking Summary - Fill Material</p>	<p>The previous audit confirmed the WMP broadly complies with this condition with the exception of:</p> <ul style="list-style-type: none"> - details of how wastes records are to be recorded for the project on the Bingo and Mainland Civil registers. - nominate recycling and disposal locations. - address the potential for contaminated waste and contaminated waste management. <p>An update of the plan dated 30/5/23 addressed the requirement of:</p> <ul style="list-style-type: none"> - Potential for contaminated waste - refers to the Remediation Action Plan. <p>Whilst Section 8 of the CWMSWP specifies what waste records are to be maintained, it does not specify the <u>procedure</u> on how the records are to be maintained.</p> <p>Notwithstanding the lack of procedure within the CWMSWP dated 30/5/23, the project had adequate processes to record the information requirements of B17 (a) and (b), as evidenced by the Bingo Industries Monthly waste report and the Mainland Civil Cartage Export Tracking Summary for the audit period.</p> <p>On the balance of the information provided, the CWMSWP dated 30/5/23 was deemed compliant with CoA B17 and an observation of concern was raised to improve the plan.</p> <p>NON COMPLIANCE WPHS01/NC-03 has been closed.</p> <p>OBSERVATION OF CONCERN WPHS-02/Obs-02: The updated CWMSWP does not include a procedure to ensure all the waste records required by Condition B17 will be consistently recorded for the duration of the project.</p>	Compliant
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMP) and the plan must address, but not be limited to the following:</p> <p>a)be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c)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, Landform 2004) commonly referred to as the 'Blue Book';</p> <p>(d)include an Acid Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality at acid sulphate soils treatment areas;</p> <p>(e) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water;</p>	<p>CEMP Appendix G - Construction Soil and Water Management Plan dated 22/05/23</p> <p>Email correspondence between RobertsCo and City Of Parramatta dated 7 March 2023 - copy of revised plan provided Council.</p> <p>Council email to RobertsCo dated 25 October 2022</p> <p>CEMP Appendix J - Acid Sulphate Soils Management Plan Rev 1 12 October 2022</p> <p>Curriculum Vitae for Nemesio BIASON, Certified Practising Civil Engineer</p> <p>Curriculum Vitae for Adam Greentree, Bachelor of Civil Engineering</p>	<p>A CSWMP was prepared for the project, which addressed the key requirements of condition B18, with the exception of B18(a):</p> <ul style="list-style-type: none"> - be prepared by a suitably qualified expert, in consultation with Council. <p>Subsequent to further information requested by the auditor, the Project confirmed that the Construction Soil and Water Management Plan dated 22/05/23 was:</p> <ul style="list-style-type: none"> - prepared by Civil Engineers (CVs provided); and - submitted to Council for information (email dated 7/3/23). No response was provided by Council to the updated plan. <p>On the balance of the information provided, the CSWMP dated 22/5/23 was deemed compliant with CoA B17 and an observation of concern was raised to improve the plan.</p> <p>NON COMPLIANCE WPHS01/NC-04 has been closed.</p> <p>OBSERVATION OF CONCERN WPHS-02/Obs-03: The updated CSWMP does not include details of the qualified expert that prepared the plan nor up to date details of consultation with Council.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
	<p>(f) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)</p> <p>(g)detail all off-site flows from the site; and</p> <p>(h)describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.</p>			
B19	The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following: ...	CEMP Appendix H - Construction Flood Emergency Management Plan dated 20 October 2022	<p>The CFEMP was deemed to be compliant with this condition during the previous audit with the exception of:</p> <ul style="list-style-type: none"> - qualifications of the experts that prepared the plan. - appropriate referencing to the Floodplain Risk Management Guidelines (EHG). <p>These were addressed in the updated plan dated 20/10/22.</p> <p>NON COMPLIANCE WPHS01/NC-05 has been closed</p>	Compliant
B20	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: ...		Closed-out during the previous audit	Not triggered
Construction Worker Transportation Strategy				
B21	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary within two working days of it being requested.		Closed-out during the previous audit	Not triggered
Flood Management - Construction				
B22	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: ...		Closed-out during the previous audit	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment				
B23	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report, dated 8 June 2022 and prepared by Norman, Disney & Young must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Acoustics Report, dated 8 June 2022 and prepared by Norman, Disney & Young.</p>		Operational requirement	Not triggered
Operational Waste Storage and Processing				
B24	<p>Prior to the commencement of construction of the waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve.</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>		Operational requirement	Not triggered

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Road and Pedestrian Infrastructure Works				
B25	Prior to the commencement of road and pedestrian infrastructure works to Burroway Road, the Applicant must submit plans and technical specifications to the satisfaction of the relevant roads authority and Council (including but not limited to landscaping, footpaths/pavement design, services, pedestrian crossing facilities on Burroway Road and Footbridge Boulevard, cross overs, drop-off/pick-up facilities).	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
B26	Prior to the commencement of construction of road works to Burroway Road, the Applicant must submit to the relevant road authority, an application for the proposed line markings and signage (including but not limited signs to facilitate waste collection and drop-off/pick-up facilities) and relevant surrounding streets to the relevant roads authority for approval. 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.	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
B27	The footpath along the entire Burroway Road frontage of the site (including the area adjacent to the roundabout) shall be widened with public domain materials and tree as stated in conditions B29 and B30. The width of the footpath shall be consistent with the widest section of the existing footpath with kerb that is located adjacent the site unless: (a)evidence is submitted to the satisfaction of Council, that the required footpath width is unable to be achieved having regard to the approved siting of the building and minimum road and parking lane width requirements adjacent the building; or (b)Council agrees that a lesser width is acceptable having regard to other evidence provided by the Applicant to Council.	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
B28	Where any section of the widened footpath requires the footpath be delivered within the development site as required by condition B27, the land on which the widened footpath is located must be dedicated to Council, unless an agreement has been reached with Council that does not require that dedication to occur.	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
Public Domain Works				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
B29	<p>Prior to the commencement of any footpath or public domain works (within that area along Burroway Road footpath in front of the site and extending 3 metres either side of site boundaries), 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 detailed public domain construction drawings of approval for each stage from Council's Development and Traffic Services Unit Manager to the Certifier and must detail (unless otherwise approved by Council):</p> <p>(a)concrete unit paving, kerb ramp, and driveway crossovers comply with Council's Engineering Design Standards (DS40 Sheets 1-3 and DS10);</p> <p>(b)tactile ground surface indicators are provided and installed in accordance with Council's Public Domain Guidelines and AS 1428.1/AS 1428.4 (Design for Access and Mobility); and</p> <p>(c)the installation of Endeavour Energy light poles at the back of the footpath line as per existing light poles on the Burroway Road frontage.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> •<i>Inspection by Council officers would be required during works to ensure the public domain is constructed in accordance with Council Standards. Council's Civil Assets team must be contacted to determine hold points.</i> •<i>All works within the public domain must be constructed by licensed contractors and any soft landscape works are carried out by licensed landscape contractors .</i> 	<p>Written response by Project Manager to audit questionnaire.</p> <p>Confirmed during the site inspection</p>	Neither footpath or public domain works have commenced.	Not triggered
Street Trees				
B30	<p>Prior to the commencement of any footpath or public domain works (within that area along Burroway Road footpath in front of the site and extending 3 metres either side of the front boundary), the Applicant must consult with Council and demonstrate to the Certifier that:</p> <p>(a)a minimum 6 Cupaniopsis Anacardioides (Tuckeroo) trees of a minimum 200L pot size are to be planted along Burroway Road, with planter bed surrounds with location and spacing as determined by Council;</p> <p>(b)all trees are planted within a quality soil volume creating structural pavement system, in accordance with Council's Public Domain Guidelines and standards; and</p> <p>(c)all trees supplied would be grown in accordance with AS 2303:2018 (Tree Stock for Landscape Use).</p>		Neither footpath or public domain works have commenced.	Not triggered
B31	Any variations or alternatives to the requirements of condition B30 above can be undertaken in consultation and approval from Council.		Neither footpath or public domain works have commenced.	Not triggered
Site Contamination				
B32	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Wentworth Point new High School Independent Environmental Audit March 2023	Closed-out during the previous audit	Not triggered
Site Levels				
B33	<p>Prior to the commencement of construction, plans must be provided to the certifier demonstrating that:</p> <p>(a)to the northeast and eastern boundaries, the school site levels are coordinated and consistent with the future eastern road design finished surface levels (as available at that time); and</p> <p>(b)to the southern boundary facing Burroway Road, all works including ramps and entries are to be flush with the existing public domain levels, unless otherwise agreed with Council in relation to a future public domain level.</p>	Wentworth Point new High School Independent Environmental Audit March 2023	Closed-out during the previous audit	Not triggered
Fire Safety and Registration of a Section 88B Instrument for Access				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
B34	<p>Prior to the commencement of construction of any building (excluding fencing, drainage, remediation, footings, ground floor slab, retaining walls, bulk earth works or jump form for the lift shaft), an accredited fire engineer and BCA consultant must certify a performance solution for fire protection, access and egress requirements for the development and evidence must be provided to the satisfaction of the Planning Secretary detailing:</p> <p>(a)any performance solution adopted, including any required wording for any associated Section 88B Instrument (if required under condition B35) has been developed in consultation with Fire and Rescue NSW and is compliant with Section C, D and E of the BCA; and</p> <p>(b)discharge exit points for occupants to evacuate the site, access for fire brigade intervention/access to pump room and external hydrants, and building separation from fire source features.</p> <p><i>Note: Any consultation with NSW Fire Brigade must also have regard to the NSW's Fire Brigade's Fire Safety Guideline Access for Fire Brigade Vehicles and Firefighters (2019)</i></p>	<p>Fire Engineering Report (FER) - Sydney Olympic Park High School dated 17/03/23 Final issue Report No. F20158_FER_05</p>	<p>An FER was prepared by Core Engineering Group in consultation with FRNSW, detailed in Appendix A of the Plan. The auditor was not qualified to make further assessment of the quality of the plan. Further assessment of the plan was beyond the scope of this audit.</p>	Compliant
B35	<p>Prior to the commencement of construction of any building (excluding fencing, drainage, remediation, footings, ground floor slab, retaining walls, bulk earth works or jump form for the lift shaft), a Section 88B Instrument (under the Conveyancing Act 1919) must be prepared in terms to the satisfaction of the Planning Secretary and registered on the title of Lot 2 DP 1276305 (9 Burroway Road). The Section 88B Instrument must:</p> <p>(a)provide for an appropriate restriction on the use of the land (along the length of 7 Burroway Road's eastern site boundary) for uninterrupted fire safety, access and egress purposes;</p> <p>(b)name the Planning Secretary (or other party as directed by the Planning Secretary) as the prescribed authority</p> <p>(a)include provision that the Section 88B instrument can only be revoked, varied or modified with the consent of the named prescribed authority;</p> <p>(b)include provision for uninterrupted fire safety, access and egress with consideration to any future construction and development within 9 Burroway Road;</p> <p>(c)be appropriately sized to facilitate fire brigade intervention and ensure unhindered access and egress at all times that the school is operational; and</p> <p>(d)meet any reasonable requirements of Fire and Rescue NSW as specified during consultation undertaken in accordance with Condition B34.</p>	<p>Deed of Agreement to Grant Easement, TfNSW and Minister for Education and Early Learning</p> <p>Section 88B Instrument Plan of Easement over Lot 2 in DP 1276305</p>	<p>A Section 88B Instrument Plan of Easement over Lot 2 in DP 127630 has been prepared.</p> <p>The instrument was prepared by HWL Ebsworth Lawyers. The legal attributes of this instrument were not assessed as part of this audit.</p>	Compliant
B36	<p>The Section 88B Instrument required by Condition B35 may include:</p> <p>(a)provisions for extinguishment of the interest created by way of registration of the Section 88B Instrument required under condition B35 in circumstances where the future eastern road is dedicated as a public road and can be operationally used by the school for fire safety, access and egress purposes having regard to Sections C, D and E of the BCA.</p>	<p>Deed of Agreement to Grant Easement, TfNSW and Minister for Education and Early Learning</p> <p>Land Registry Services DP1289467 dated 31/3/23 Land Registry ServicesDP1289467 reg dated 31/3/23</p>	<p>A Section 88B Instrument Plan of Easement over Lot 2 in DP 127630 has been prepared.</p> <p>The instrument was prepared by HWL Ebsworth Lawyers. The legal attributes of this instrument were not assessed as part of this audit.</p>	Compliant
B37	<p>Registration of a Section 88B Instrument as detailed in conditions B35 and B36 is not required where evidence is submitted to the Planning Secretary's satisfaction in accordance with condition B34, confirming that a performance solution has been certified:</p> <p>(a)that does not rely on or require access over any adjoining land, other than land currently dedicated as a public road; and</p> <p>(b)the performance solution is consistent with any requirements of Fire and Rescue NSW as specified during consultation undertaken in accordance with condition B34.</p>		<p>A Section 88B Instrument Plan of Easement over Lot 2 in DP 127630 has been prepared.</p>	Not triggered
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p>	Site inspection	<p>A site notice(s) must be prominently displayed at the boundaries of the site. Refer to Photos 1.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
	<p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>			
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.	<p>Roberts Co. Integrated Management System Form, Elevated work platform (pre-use acceptance checklist)</p> <p>Sighted record for Plant ID No 009 for a forklift and telehandler. Reviewed 12/7/23.</p>	All plant items arriving on site are assessed via a pre-commencement checklist which includes the requirement for service and maintenance records.	Compliant
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Wentworth Point new high school Complaints Register Last updated 04 August 2023.</p> <p>SINSW letter dated 20 July 2023 titled Sydney Olympic Park new high school (Wentworth Point new high school) (SSD 11802230): Notification of Non-Compliance in accordance with Condition A28 and A29</p> <p>Interview</p>	<p>The Contractor controls access to the site between 7am - 6pm Monday to Friday. The site remains closed on Saturdays.</p> <p>One non-compliant event was recorded by the project. On the weekend of 15-16 July 2023 workers attended site to undertake critical high-risk work to the temporary structure (jump-form) around the northern lift shaft and make the site safe again for works to continue on Monday morning. Removal of jump-forms require large exclusion zones on site which have a significant impact on other works so take place on Saturdays. The work was not complete Saturday so continued Sunday. This was unexpected and we were unable to notify in advance. A retrospective notice and apology to residents (in accordance with Condition C6) was issued for the works and notice of upcoming weekend works to remove the second jump form.</p> <p>SINSW confirmed they will continue to notify unexpected works ahead of time or as soon as practical after. On this basis, no corrective action was recommended by this audit.</p>	Non-compliant
C4	<p>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:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>		No work has been undertaken in the shoulder periods.	Not triggered
C5	<p>Construction activities may be undertaken outside of the hours in condition C3 and C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	Wentworth Point new High School Works Notification 9 May 2023	After hours delivery of a tower crane was scheduled for the weekend 20 May 2023- 21 May 2023. A works notice was issued to DPE for the potential erection work on 21 May 2023, albeit, was completed on the Saturday, hence Sunday works were not required, not triggered.	Not triggered

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
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.	Community compliant dated 17/7/23 SINSW resposne tocommunity compliant dated 17/7/23 and 27/7/23 Interview	Regarding the event on the 15-16 July 2023 described under condition C3, the project demonstated it had investigated and responded to the complianant in a timely manner.	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	No rock breaking, rock hammering, sheet piling, pile driving or similar has 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).	Table A2: CEMP Conformance table	Compliance with the CEMP and supporting sub-plans was assessed by this audits and recorded in Table C2. Refer to table C2. In broad terms, the compliance statement of each plan / subplans was assessed as follow: CEMP Construction Traffic and Pedestrian Management Plan Noise and Vibration Management Plan Construction Waste Management Plan Air Quality Management Plan Construction Soil and Water Management Plan	Compliant Compliant Compliant Compliant Compliant Compliant
Construction Traffic				
C9	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, or the adjoining site (subject to landowner approval) except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site interview	RobertsCo undertake a Crane board/delivery meeting each day to coordinate unloading and deliveries. A concrete haul road to the western and central portions of the site has also been established to provided multiple waiting areas for delivery vehicles within the site boundary. No evidence of queuing was observed at the time of the audit. No complaints have been received regarding queuing.	Compliant
Hoarding				
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.	Site inspection	No third party advertising or graffiti was observed at the time of the inspection.	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.	Parramatta City Council (PCC), Temporary Road and Footpath occupancy permit. Ref TRO/438/2023 dated 22 June 2023.	RobertsCo obtained a permit form PCC to obstruct the footpath on Burroway Road, adjacent to the site. The permit must be renewed on a fortnightly basis. The permit was current at the time of the site inspection.	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site inspection Implementation of the CNVMP NDY Construction Noise and Vibration Monitoring Report, Mar 2023 NDY Construction Noise and Vibration Monitoring Report, May 2023	Section 6 of the NVMP does not require noise monitoring for the project except in the event of a noise compliant. There have been no noise complaints attributable to construction at the site. Notwithstanding, RobertsCo have undertaken real-time noise monitoring on its boundary with the neighbouring primary school. A sample of monitoring reports for March 2023 and May 2023 have confirmed that the noise levels were within the NSW Interim Construction Noise Guideline with the exception of a number of exceedances that primarily occurred during school lunch time hours (attributable to school children in the playground). None of the exceedances were recorded during teaching hours. As the site has moved away from heavy civil works and transitioned into construction of the superstructure, which is inherently less noisy, the real-time noise monitoring has ceased. The project advised that future noise monitoring will be limited to a response to a complaint, in accordance with the CNVMP.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
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.	Refer to C3	Works were not undertaken in stages.	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	All equipment on site belongs contractors or hire vehicles. RobertsCo advised it is not practicable to require all suppliers to convert plant to quackers. The site has not received any complaint regarding noise for sensitive receivers.	Compliant
Vibration Criteria				
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).	CNVMP	Section 7 of the CNVMP states <i>"Due to the construction types proposed and average distances between the works and receivers, we do not anticipate any significant vibration effects with regards to DIN 4150-3 compliance for the protection of building structures. The most intensive activity is expected to be the piling works."</i>	Not triggered
C16	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	Vibration monitors have been installed. RobertsCo note that the works are more than 30m from any residential building. The closest residential tower is approximately 42m from the proposed compaction areas.	Not triggered
C17	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 B16 of this consent.	CNVMP	No additional vibration criteria is identified in the CNVMP.	Not triggered
Tree Protection				
C18	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;	Site inspection	As per TreeIQ AIA OPHS Rev F 27.08.21 reduced stipulates no street trees have been trimmed or removed.	Not triggered
	(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with AS 4970:2009 (Protection of Trees on Development Sites) and under the supervision of a qualified arborist. Any street tree, which is damaged or removed during construction due to an emergency, or as otherwise approved by Council, must be replaced, to the satisfaction of Council; and	Site inspection	Trees on the footpath were not within an area of potential impact with vehicles. They were located behind an traffic calming island. Refer to Photo 3.	Not triggered
	(c) 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.	Site inspection	Trees on the footpath were not within an area of potential impact with vehicles. They were located behind an traffic calming island. Refer to Photo 3.	Not triggered
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection	During the site inspection, there was no windblown dust evident as the conditions were clam.	Compliant
C20	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection	The following dust controls were observed on site: - rumble grid for wheel wash (Photo 4) - progressive sealing of active portions of the site with concrete (Photos 2 and 3) - Site personnel advise that all vehicles leaving the site are covered as per traffic regulations. - the whole site was active so there was no opportunity to rehabilitate sections of the site to reduce dust. - Site personnel also advised that regular street sweeping is undertaken of internal and external roads when required.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Imported Fill				
C21	<p>The Applicant must:</p> <p>(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;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	Site interview	There has been no imported fill on to the site.	Not triggered
Disposal of seepage and stormwater				
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Interview</p> <p>Soil and Water Management Plan</p> <p>ESCP</p> <p>Site inspection</p>	<p>The site's stormwater was being managed in accordance with the Soil and Water Management Plan and an updated Erosion and Sediment Control Plan. The following dust controls were observed on site:</p> <ul style="list-style-type: none"> - rumble grid for wheel wash (Photo 4) - progressive sealing of active portions of the site with concrete (Photos 2&3) - maintenance of the access/egress point onto Burroway Road (Photos 6&7) - large capacity stormwater channel and sediment sump (Photos 8 to 10) <p>There is opportunity to improve stormwater controls along the northern boundary of the site where there are limited controls to prevent stormwater runoff from entering the site and stormwater runoff from exiting the site. It is noted that this is not a pollution concern as any runoff from the site enters a disturbed site (Landcom).</p> <p>OBSERVATION OF CONCERN WPHS-02/Obs-04: Stormwater controls along the northern boundary of the site do not:</p> <ul style="list-style-type: none"> - prevent stormwater runoff from upgradient areas from entering the site (Photo 11) - prevent stormwater runoff, potentially sediment laden, from leaving the site (Photo 12). 	Compliant
Observation of concern				
C23	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.	Sighted induction package	The site induction package addressed Emergency management	Compliant
Stormwater Management System				
C24	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the Amendment Report;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p>	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant and closed out by the previous by IEA 1, dated March 2023.	Compliant
Aboriginal Heritage				
C25	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants and dated 27 August 2021.	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant and closed out by the previous by IEA 1, dated March 2023.	Compliant
No Obstruction of Public Way				
C26	All waste generated during construction must be secured and maintained within designated waste storage areas or the adjoining site (subject to landowner approval) at all times and must not leave the site onto neighbouring public or private properties.	Site inspection	Wastes generated on site are stored in comingled skip bins. Bingo take the bins for processing.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
C27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Wentworth Point new High School Independent Environmental Audit March 2023 Mainland Civil Cartage Export Tracking Summary - Fill Material	The project confirmed that disposal of contaminated waste had ceased prior to this audit period. Waste classification assessment was addressed in the previous audit. For this audit period, the Mainland Civil Cartage Export Tracking Summary - Fill Material register maintained records of wastes from the site including their classifications.	Compliant
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection	Waste concrete and rinse water was observed in plastic skips for disposal. A minor quantity of waste concrete was observed on the ground but site personnel advised that the material will be cleaned up (Photo 14).	Compliant
C29	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.	Bingo Industries Monthly waste report Djurwa Pty Ltd - Roberts Co Wentworth Point Site Mainland Civil Cartage Export Tracking Summary - Fill Material	The Bingo Monthly report for waste disposal identifies recyclable materials and landfilled materials. For January 2023 to June 2023, it reported that 92.76% of wastes, by weight, were recycled. The Mainland Civil Cartage Export Tracking Summary - records waste quantities, classifications, disposal facility, and date.	Compliant
C30	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.	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant by the previous by IEA 1, dated March 2023. As an update, the draft validation report sighted during the previous audit had not been finalised. Based on the information available at the time of the draft validation report and subject to the findings of the site auditor, this condition is deemed compliant.	Compliant
Lighting				
C31	The Applicant must ensure that all external lighting is constructed, operated and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site interview	RobertsCo have advised this is ongoing. External lighting will be designed in accordance with all relevant requirements.	Not triggered
Site Contamination				
C32	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: ...	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant by the previous by IEA 1, dated March 2023. As an update, the draft validation report sighted during the previous audit had not been finalised. Based on the information available at the time of the draft validation report and subject to the findings of the site auditor, this condition is deemed compliant.	Compliant
C33	Remediation of the site must be carried out in accordance with Remedial Action Plan Addendum, dated 1 March 2022 and prepared by Geosyntec (and any variations to the approved by an NSW EPA-accredited Site Auditor as required by condition B32.	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant by the previous by IEA 1, dated March 2023. As an update, the draft validation report sighted during the previous audit had not been finalised. Based on the information available at the time of the draft validation report and subject to the findings of the site auditor, this condition is deemed compliant.	Compliant
C34	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	L0002 Interim Audit advice (0503-2109-002) - SOPhS Wentworth Point dated 27/02/2022. Geosyntec Consultants 21067 RAP addendum 1 March 2022	Works were not undertaken in stages.	Not triggered
C35	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	L0002 Interim Audit advice (0503-2109-002) - SOPhS Wentworth Point dated 27/02/2022. Geosyntec Consultants 21067 RAP addendum 1 March 2022 Geosyntec Consultants " Draft Validation Report - Sydney Olympic Park High School" dated 19 December 2022	Refer to CoA C32 and C33	Compliant
Independent Environmental Audit				
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Refer to body of the main report	This audit report represents the second independent audit for the project. This audit was undertaken within 26 weeks of commencement of the initial IEA and consistent with the requirements of the Independent Audit Post Approval Requirements.	Compliant
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE letter to Schools Infrastructure dated 16 January 2023	DPE approved the nominated auditor to conduct the audit. Refer to main report.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.		The Secretary has made no request to undertake an audit at a time or frequency different to the audit guideline.	Not triggered
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent, or condition C38 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	NSW Education, School Infrastructure letter dated 29/3/23 - Sydney Olympic park new high school (Wentworth Point) SSD 11802230: Submission of Independent Environmental Audit report and response in accordance with Conditions C39 and C40.	The inspection for the initial audit report was undertaken on 8/2/23. The final report for the initial IEA together with the proponent's response was submitted to DPE on 29/3/23, within 2 months of the site inspection, in accordance with Independent Audit Post Approval Requirements.	Compliant
C40	Independent Audit Reports and the applicant/proponent'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.	NSW Education, School Infrastructure letter dated 29/3/23 - Sydney Olympic park new high school (Wentworth Point) SSD 11802230: Submission of Independent Environmental Audit report and response in accordance with Conditions C39 and C40.	The inspection for the initial audit report was undertaken on 8/2/23. The final report for the initial IEA together with the proponent's response was submitted to DPE on 29/3/23, within 2 months of the site inspection, in accordance with Independent Audit Post Approval Requirements.	Compliant
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		No request has been made to cease operational audits.	Not triggered
Operational Readiness Work				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (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.		The site is not at the operational readiness stage.	Not triggered
C43	Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements: (a) no more than 15 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.		The site is not at the operational readiness stage.	Not triggered
PART D PRIOR TO COMMENCEMENT OF OPERATION			Beyond the scope of this audit	Not triggered

Appendix C: Table C1: Compliance Table against the Development Consent (SSD 11802230)



Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	This table	This audit did not identify any reasonable and feasible measures, that were necessary to prevent/minimise any material harm to the environment that may result from the construction of the development.	Compliant
Terms of Consent				
A2	The development may only be carried out:			
	(a) in compliance with the conditions of this consent;	Crown Certificate 2 (CC2) dated 9 May 2023	The Crown Certificate (CC2) prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA . CC2 is issued in accordance with Section 6.28 (2) of the EP&A Act 1979 and relates to plans and specifications referred to Attachments A & B. Attachment A of CC2 makes reference to the DC SSD-11802230	Compliant
	(b) in accordance with all written conditions of the Planning Secretary;	Written response by Project Manager to audit questionnaire.	The proponent has not received any written conditions, in addition to the conditions of this consent.	Not triggered
	(c) generally in accordance with the EIS as amended by the Amendment Report and Response to Submissions' to the EIS and Amendment Report;		Mitigation measures identified in the EIS (Section 9) have been incorporated into the Conditions of Approval	Compliant
	(d) in accordance with the approved plans in the table below.	Crown Certificate 2 (CC2) dated 9 May 2023	The Crown Certificate (CC2) prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA . CC2 is issued in accordance with Section 6.28 (2) of the EP&A Act 1979 and relates to plans and specifications referred to Attachments A & B. Attachment A of CC2 makes reference to the DC SSD-11802230.	Compliant
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.	DPE letter dated 21/6/23 - DPE response to the Project's response to the IEA (Audit 1) DET email dated 23 June 2023 - Sydney Olympic Park new high school - Post Approval Document Received - (SSD-11802230-PA-11).msg (205.5 KB), A31 - Notification of Review of Strategies, Plans and Programs.pdf (156.71 KB)	DPE review dated 21 June 2023, of the Project's response to the IEA stated that the nominated plans should be updated immediately and the actions provided in the PAP be provided by COB 19 May 2023 (typographical error). DET confirmed that updated plans had been submitted to DPE. Refer to Condition A32.	Compliant
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.	DPE letter dated 21/6/23 - DPE response to the Project's response to the IEA (Audit 1)	No inconsistencies have been identified	Not triggered
Compliance				
A5	This consent lapses five years after the date of consent unless work is physically commenced.		Work on site physically commenced on 30/10/2022.	Not triggered
Student Numbers				
A6	The student population must not exceed 850.		Beyond the scope of this audit	Not triggered
A7	Notwithstanding condition A6, the maximum student population may exceed 850 by up to a maximum 20 additional students from time to time, to allow for anticipated enrolment fluctuations on a temporary basis		Beyond the scope of this audit	Not triggered

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Prescribed Conditions				
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Beyond the scope of this audit	Not triggered
Planning Secretary as Moderator				
A9	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. 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.	Written response by Project Manager to audit questionnaire.	No disputes have occurred to date.	Not triggered
Evidence of Consultation				
A10	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.	Refer to Conditions B15, B16 and B18 CNVMP Rev1.6 dated 13/2/23. SWMP Rev 02 dated 22/05/23.	Consultation with an identified party is required by Conditions B15, B16 and B18. The extent of consultation is addressed in this table, under the relevant condition. This audit confirmed that the following sub-plans were updated with consultation records: - CNVMP Rev1.6 dated 13/2/23. - SWMP Rev 02 dated 22/05/23. OBSERVATION OF CONCERN WPHS-01/Obs-01 from the previous audit has been closed.	Compliant
Staging				
A11	The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A12	A Staging Report prepared in accordance with condition A11 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish (b) specify how compliance with conditions will be achieved across and between each of the construction stages of the project; and (c) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A13	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A14	Where construction is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A15	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).g management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A16	Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A17	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
A18	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Written response by Project Manager to audit questionnaire.	The development is being constructed in one stage therefore a staging report was not required.	Not triggered
Compliance				
A19	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Crown Certificate 2 (CC2) dated 9 May 2023	The Crown Certificate prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA .	Compliant
External Walls and Cladding				
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Site interview	The project advised that the requirements of this condition will be addressed under Crown certificate 2 (CC3).	Not triggered
Applicability of Guidelines				
A21	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.		This is a note.	Noted

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A22	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.		This is a note.	Noted
Monitoring and Environmental Audits				
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. 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		This is a note.	Noted
Access to Information				
A24	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.	https://www.schoolinfrastructure.nsw.gov.au/projects/w/wentworth-point-new-high-school.html#about-project-tab	<p>The web page provides access to:</p> <ul style="list-style-type: none"> - Department of Planning and Environment portal for SSD documentation - the Approval and Plans required by the Approval - Project updates updated six-monthly - Complaints register updated monthly - contact details via email or a on-line contact form - audits to date (N/A) <p>The following plans had been uploaded/updated on the webpage:</p> <ul style="list-style-type: none"> - CNVMP dated 13 February 2023 - CSWMP dated 22 May 2023 - Independent Audit report dated March 2023 - Response to Independent Audit report dated March 2023 <p>The following plans had not been updated on the web-page:</p> <ul style="list-style-type: none"> - CEMP dated 21 June 2023 - Waste Management Plan dated 30 May 2023 <p>OBSERVATION OF CONCERN WPHS-02/Obs-01: Not all plans and records on the webpage were up to date.</p>	Compliant
Compliance				
A25	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.	Robertson Introduction and project overview, June 2023.	<p>Management plans are covered in the induction and the key requirements as they impact on workforce are addressed, as it relates to the Civil works (activities on site).</p> <ul style="list-style-type: none"> - Emergency evacuation - Traffic Control Plans - Environmental Controls - Wentworth Primary School (Children) - Complaints process <p>An extract of the RobertsCo Wentworth Point induction register was sighted confirming that records were maintained of personnel (including contractors) inducted.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Incident Notification, Reporting and Response				
A26	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.	Written response by Project Manager to audit questionnaire.	There has been no incidents on site to date.	Not triggered
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	Written response by Project Manager to audit questionnaire.	There has been no incidents on site to date.	Not triggered
Non-Compliance Notification				
A28	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.	DoE letter dated 24/4/23 DOC23/678241 - Notification of noncompliance in accordance with Condition A28 and A29 SINSW Report dated XXXXX	Non-compliances resulting from the previous audit report were notified to DPE in accordance with this clause. Although these notifications were not made within 7 days, the IEA containing details of the noncompliance's had been submitted to DPE prior to this date. One non-compliance was also recorded by the project for weekend work on 15-16 July 2023. Please refer to condition C3 for details. This non-compliance was reported to DPE on XXXX XXXXX .	Compliant
A29	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.	DoE letter dated 24/4/23 DOC23/678241 - Notification of noncompliance in accordance with Condition A28 and A30	Non-compliances were notified to DPE in accordance with this clause.	Compliant
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Written response by Project Manager to audit questionnaire.	No incidents were reported.	Not triggered
Revision of Strategies, Plans and Programs				
A31	Within three months of: (a) the submission of a compliance report under condition A27; (b) the submission of an Independent Audit under condition C36 or C38; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	DoE Letter dated 22 June 2023 Doc23/945621. titled Conditions of Consent A31- review of strategies, plans and programs	The project formally notified DPE that the Plan had been updated within 3 months of the IEA. Refer to conditions A32 for further detail	Compliant
A32	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>	Email dated 22/6/23 between Schools Infrastructure and Project Manager EY confirmed the management plans were submitted with the covering letter to DPE. Construction Environmental Management Plan AU122229 CEMP FINAL R01 dated 21 June 2023 Construction Noise and Vibration Management Plan Rev 1.6 dated 13/2/23 Waste Management Plan date 30 May 2023 Construction Soil and Water Management Plan dated 22/5/23 Construction Flood Emergency Management Plan date 20 October 2022 (Note the plan was updated but the revision number was not updated)	Email dated 22/6/23 between Schools Infrastructure and Project Manager EY confirmed the nominated management plans were submitted with the covering letter to DPE.	Compliant
Burroway Road Drop off / Pickup facilities				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A33	<p>Within 6 months of the school population forecasted to reach 510 students, appropriate surveys must be undertaken of the Burroway Road drop-off/pick-up facilities in both the morning and afternoon peak periods (over multiple days) to determine the adequacy of the operation of the drop-off/pick-up facilities and adjoining/surrounding road network and its ability to accommodate student population demands. The surveys must include:</p> <p>(a) the number of vehicles using the drop-off/pick-up facilities throughout the morning and afternoon drop-off/pick-up peak periods;</p> <p>(b) the number of occupied and unoccupied parking spaces within the drop-off/pick-up facilities on Burroway Road throughout the morning and afternoon peak periods;</p> <p>(c) the extent of any vehicle queuing that takes place within the drop-off/pick-up facilities or surrounding streets during the morning and afternoon school drop-off/pick-up peak periods;</p> <p>(d) typical dwell time (length of stay) of vehicles within the drop-off/pick-up facilities; and</p> <p>(e) the proportion of students being dropped off at locations other than the drop-off/pick-up facilities, including on surrounding streets or within Wentworth Public School drop-off/pick-up facilities, via interview surveys to be conducted by the school.</p>		The site was not operational.	Not triggered
A34	<p>Following completion of the surveys under Condition A33, a report must be prepared by a suitably qualified person and submitted to the satisfaction of the Planning Secretary and to Council for information. The report must:</p> <p>(a) include an analysis, based on the findings from the surveys which identifies any existing shortfall in capacity of drop-off/pick-up facilities operation, consequent vehicle queuing and student drop-off/pick-up on surrounding streets;</p> <p>(b) assess the likely increase in demand on the drop-off/pick-up facilities based on the additional vehicle trips associated with the school reaching full student capacity (850) and conclude whether the increase demand for drop-off/pick-up facilities could be accommodated on Burroway Road; and</p> <p>(c) where the report concludes that insufficient space would be available on Burroway Road to accommodate the additional demands, to ensure that the increase in students to 850 would not adversely affect the safety or efficiency of surrounding streets the report must detail sufficient mitigation measures including but not limited to:</p> <p>(i) additional on-site management staffing of the drop-off/pick-up facilities to provide for efficient traffic management and facilitate a higher turnover of vehicles within the area;</p> <p>(ii) staggered start and finish times to spread the drop-off/pick-up demand over a longer time periods;</p> <p>(iii) frequent or annual review of the School Transport Plan to improve effectiveness of mode share shifts towards public and active transport options; and</p> <p>(iv) provision of additional drop-off/pick-up facilities on Burroway Road or future roads.</p>		The site was not operational.	Not triggered
A35	<p>Any mitigation measures recommended in the report required by condition A34, must be implemented prior to the school reaching 850 students. Evidence of any implemented mitigation measures must be submitted to the satisfaction of the Planning Secretary and a copy provided to Council for information</p>		The site was not operational	Not triggered
Removal of Encumbrances on RE1 Land				
A36	<p>Prior to Council acquiring the portion of the site zoned RE1 Public Recreation (if acquisition is pursued by Council), any encumbrances including fencing are to be removed by the Applicant, as directed by Council.</p>	Please advise status	RE1 portion of land has not been effected by this stage of the project. Council has not directed the project to remove any encumbrances.	Not triggered
Design Modifications				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
A37	The perforated aluminium screen used as roof top plant enclosures (identified metal screen 06 – on the drawing titled Materials Schedule, Revision A and dated 09/09/22) must be of a colour/tone in keeping with the metal anodised finish of the upper façade levels (street frontages) and lift overruns. Details must be submitted to the satisfaction of the Planning Secretary prior to construction of building (excluding fencing, drainage, remediation, footings, ground floor slab, retaining walls, bulk earth works or jump form for the lift shaft).	DoE letter DOC21/829169 dated 19/05/23 - Approval request in accordance with Condition A37. DPE letter (undated) - Documents titled SSD 11802230-A37-Design Modification, Approval letter A37 and Drawing SOPHS - WB - AR - 53 - 00 - -01 Rev C dated 18 May 2023.	DoE submitted a design modification to DPE for approval on 17/5/23. DPE approved design modification as per ConditonA37 (undated)	Compliant
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.		Closed-out during the previous audit	Not triggered
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.		Closed-out during the previous audit	Not triggered
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Crown Certificate 2 (CC2) dated 9 May 2023 (Item 12) TTW Pty Ltd Structural design certificate (211266 SAAA) dated 24/03/2023.	The Crown Certificate (CC2) prepared by Jensen Hughest confirmed that all superstructure from Level 1 to roof is consistent with BCA . CC2 is issued in accordance with Section 6.28 (2) of the EP&A Act 1979 and relates to plans and specifications referred to Attachments A & B. Attachment A of CC2 makes reference to the TTW Pty Ltd Structural design certificate (211266 SAAA) dated 24/3/23.	Compliant
External Walls and Cladding				
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.	Site interview	Façade information will as it will be part of CC3 (superstructure), which is not yet due.	Not triggered
Pre-Construction Dilapidation Report - Protection of Public Infrastructure				
B5	Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must...		Closed-out during the previous audit	Not triggered
Preconstruction surveys - adjoining properties				
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of any building (including residential, school and commercial) that are likely to be impacted by the construction of the development.		Closed-out during the previous audit	Not triggered
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.		Closed-out during the previous audit	Not triggered
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...		Closed-out during the previous audit	Not triggered
Community Communication Strategy				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
B9	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.		Closed-out during the previous audit	Not triggered
	The Community Communication Strategy must: ...		Closed-out during the previous audit	Not triggered
Ecologically Sustainable Development				
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: ...		Closed-out during the previous audit	Not triggered
Outdoor Lighting				
B11	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, AS 4282-2019 Control of the obtrusive effects of outdoor lighting and National Light Pollution Guidelines for Wildlife (Australian Government, 2020).		Lighting has not been installed. Superstructure works were occurring on site.	Not triggered
Environmental Management Plan Requirements				
B12	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Notes:</i> •The <i>Environmental Management Plan Guideline</i> is available on the <i>Planning Portal</i> at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval . •The <i>Planning Secretary</i> may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Wentworth Point new High School, Construction Environmental Management Plan, AU122229 CEMP Final, 21 October 2022 Construction Environmental Management Plan AU122229 CEMP FINAL R01 dated 21 June 2023	The previous audit confirmed the CEMP broadly met the requirements of the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). It is further noted that the CEMP was updated on 21 June 2023. Compliance of individual sub-plans with Condition B12 is addressed under their respective condition below.	Compliant
Construction Environmental Management Plan				
B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier for approval. The CEMP must include, but not be limited to, the following: ...	Caloric CADV000086 GCOR000956 Re: SSD Condition of Consent dated 28/10/2022 Wentworth Point new High School, Construction Environmental Management Plan, AU122229 CEMP Final, 21 October 2022	The previous audit confirmed the CEMP broadly complies with this condition. RobertsCo correspondence confirmed that the CEMP was submitted to the Certifier for approval. It was noted however that whilst The Certifier, BCA Logic, confirmed receipt of the CEMP as per the requirement of the condition, the CEMP was not approved. The Certifier advised that he was not qualified to approve the CEMP and supporting plans. OBSERVATION OF CONCERN WPHS-01/Obs-02 was raised by the previous audit as there had been no high level independent review of the CEMP and supporting plans for this Project. In response to this observation, the DPE did not specify any further action by the proponent hence this observation has been closed.	Compliant
B14	A copy of the approved CEMP, including sub plans must be provided to the Planning Secretary within two working days of it being requested.		DPE have not requested a copy of the CEMP.	Not triggered
B15	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: ...		Closed-out during the previous audit	Not triggered
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a)be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Wentworth Point new High School, Construction Noise and Vibration Management Plan dated 27 September 2022. Construction Noise and Vibration Management Plan Rev 1.6 dated 13/2/23	The previous audit confirmed the CNVMP broadly complies with this condition with the exception of: - qualifications of the personnel preparing the plan - include details of consultation undertaken with the community and agreed strategies to manage high noise generating works	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
	(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B16(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B12.		strategies to manage high noise generating works. An update of the plan dated 13/2/23 addresses both of these requirements in Section 8 and an Appendix respectively. NON COMPLIANCE WPHS01/NC-02 has been closed.	
B17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Wentworth Point new High School, Waste Management Plan dated 20 May 2023</p> <p>Bingo Industries Monthly waste report Djurwa Pty Ltd - Roberts Co Wentworth Point Site (January to June 2023)</p> <p>Mainland Civil Cartage Export Tracking Summary - Fill Material</p>	<p>The previous audit confirmed the WMP broadly complies with this condition with the exception of:</p> <ul style="list-style-type: none"> - details of how wastes records are to be recorded for the project on the Bingo and Mainland Civil registers. - nominate recycling and disposal locations. - address the potential for contaminated waste and contaminated waste management. <p>An update of the plan dated 30/5/23 addressed the requirement of:</p> <ul style="list-style-type: none"> - Potential for contaminated waste - refers to the Remediation Action Plan. <p>Whilst Section 8 of the CWMSWP specifies what waste records are to be maintained, it does not specify the <u>procedure</u> on how the records are to be maintained.</p> <p>Notwithstanding the lack of procedure within the CWMSWP dated 30/5/23, the project had adequate processes to record the information requirements of B17 (a) and (b), as evidenced by the Bingo Industries Monthly waste report and the Mainland Civil Cartage Export Tracking Summary for the audit period.</p> <p>On the balance of the information provided, the CWMSWP dated 30/5/23 was deemed compliant with CoA B17 and an observation of concern was raised to improve the plan.</p> <p>NON COMPLIANCE WPHS01/NC-03 has been closed.</p> <p>OBSERVATION OF CONCERN WPHS-02/Obs-02: The updated CWMSWP does not include a procedure to ensure all the waste records required by Condition B17 will be consistently recorded for the duration of the project.</p>	Compliant
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMP) and the plan must address, but not be limited to the following:</p> <p>a)be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c)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, Landform 2004) commonly referred to as the 'Blue Book';</p> <p>(d)include an Acid Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality at acid sulphate soils treatment areas;</p> <p>(e) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water;</p>	<p>CEMP Appendix G - Construction Soil and Water Management Plan dated 22/05/23</p> <p>Email correspondence between RobertsCo and City Of Parramatta dated 7 March 2023 - copy of revised plan provided Council.</p> <p>Council email to RobertsCo dated 25 October 2022</p> <p>CEMP Appendix J - Acid Sulphate Soils Management Plan Rev 1 12 October 2022</p> <p>Curriculum Vitae for Nemesio BIASON, Certified Practising Civil Engineer</p> <p>Curriculum Vitae for Adam Greentree, Bachelor of Civil Engineering</p>	<p>A CSWMP was prepared for the project, which addressed the key requirements of condition B18, with the exception of B18(a):</p> <ul style="list-style-type: none"> - be prepared by a suitably qualified expert, in consultation with Council. <p>Subsequent to further information requested by the auditor, the Project confirmed that the Construction Soil and Water Management Plan dated 22/05/23 was:</p> <ul style="list-style-type: none"> - prepared by Civil Engineers (CVs provided); and - submitted to Council for information (email dated 7/3/23). No response was provided by Council to the updated plan. <p>On the balance of the information provided, the CSWMP dated 22/5/23 was deemed compliant with CoA B17 and an observation of concern was raised to improve the plan.</p> <p>NON COMPLIANCE WPHS01/NC-04 has been closed.</p> <p>OBSERVATION OF CONCERN WPHS-02/Obs-03: The updated CSWMP does not include details of the qualified expert that prepared the plan nor up to date details of consultation with Council.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
	<p>(f) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)</p> <p>(g)detail all off-site flows from the site; and</p> <p>(h)describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.</p>			
B19	The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following: ...	CEMP Appendix H - Construction Flood Emergency Management Plan dated 20 October 2022	<p>The CFEMP was deemed to be compliant with this condition during the previous audit with the exception of:</p> <ul style="list-style-type: none"> - qualifications of the experts that prepared the plan. - appropriate referencing to the Floodplain Risk Management Guidelines (EHG). <p>These were addressed in the updated plan dated 20/10/22.</p> <p>NON COMPLIANCE WPHS01/NC-05 has been closed</p>	Compliant
B20	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: ...		Closed-out during the previous audit	Not triggered
Construction Worker Transportation Strategy				
B21	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary within two working days of it being requested.		Closed-out during the previous audit	Not triggered
Flood Management - Construction				
B22	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: ...		Closed-out during the previous audit	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment				
B23	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report, dated 8 June 2022 and prepared by Norman, Disney & Young must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Acoustics Report, dated 8 June 2022 and prepared by Norman, Disney & Young.</p>		Operational requirement	Not triggered
Operational Waste Storage and Processing				
B24	<p>Prior to the commencement of construction of the waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve.</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>		Operational requirement	Not triggered

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Road and Pedestrian Infrastructure Works				
B25	Prior to the commencement of road and pedestrian infrastructure works to Burroway Road, the Applicant must submit plans and technical specifications to the satisfaction of the relevant roads authority and Council (including but not limited to landscaping, footpaths/pavement design, services, pedestrian crossing facilities on Burroway Road and Footbridge Boulevard, cross overs, drop-off/pick-up facilities).	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
B26	Prior to the commencement of construction of road works to Burroway Road, the Applicant must submit to the relevant road authority, an application for the proposed line markings and signage (including but not limited signs to facilitate waste collection and drop-off/pick-up facilities) and relevant surrounding streets to the relevant roads authority for approval. 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.	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
B27	The footpath along the entire Burroway Road frontage of the site (including the area adjacent to the roundabout) shall be widened with public domain materials and tree as stated in conditions B29 and B30. The width of the footpath shall be consistent with the widest section of the existing footpath with kerb that is located adjacent the site unless: (a)evidence is submitted to the satisfaction of Council, that the required footpath width is unable to be achieved having regard to the approved siting of the building and minimum road and parking lane width requirements adjacent the building; or (b)Council agrees that a lesser width is acceptable having regard to other evidence provided by the Applicant to Council.	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
B28	Where any section of the widened footpath requires the footpath be delivered within the development site as required by condition B27, the land on which the widened footpath is located must be dedicated to Council, unless an agreement has been reached with Council that does not require that dedication to occur.	Written response by Project Manager to audit questionnaire. Confirmed during the site inspection	Roadway works have not commenced on site.	Not triggered
Public Domain Works				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
B29	<p>Prior to the commencement of any footpath or public domain works (within that area along Burroway Road footpath in front of the site and extending 3 metres either side of site boundaries), 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 detailed public domain construction drawings of approval for each stage from Council's Development and Traffic Services Unit Manager to the Certifier and must detail (unless otherwise approved by Council):</p> <p>(a)concrete unit paving, kerb ramp, and driveway crossovers comply with Council's Engineering Design Standards (DS40 Sheets 1-3 and DS10);</p> <p>(b)tactile ground surface indicators are provided and installed in accordance with Council's Public Domain Guidelines and AS 1428.1/AS 1428.4 (Design for Access and Mobility); and</p> <p>(c)the installation of Endeavour Energy light poles at the back of the footpath line as per existing light poles on the Burroway Road frontage.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> •<i>Inspection by Council officers would be required during works to ensure the public domain is constructed in accordance with Council Standards. Council's Civil Assets team must be contacted to determine hold points.</i> •<i>All works within the public domain must be constructed by licensed contractors and any soft landscape works are carried out by licensed landscape contractors .</i> 	<p>Written response by Project Manager to audit questionnaire.</p> <p>Confirmed during the site inspection</p>	Neither footpath or public domain works have commenced.	Not triggered
Street Trees				
B30	<p>Prior to the commencement of any footpath or public domain works (within that area along Burroway Road footpath in front of the site and extending 3 metres either side of the front boundary), the Applicant must consult with Council and demonstrate to the Certifier that:</p> <p>(a)a minimum 6 Cupaniopsis Anacardioides (Tuckeroo) trees of a minimum 200L pot size are to be planted along Burroway Road, with planter bed surrounds with location and spacing as determined by Council;</p> <p>(b)all trees are planted within a quality soil volume creating structural pavement system, in accordance with Council's Public Domain Guidelines and standards; and</p> <p>(c)all trees supplied would be grown in accordance with AS 2303:2018 (Tree Stock for Landscape Use).</p>		Neither footpath or public domain works have commenced.	Not triggered
B31	Any variations or alternatives to the requirements of condition B30 above can be undertaken in consultation and approval from Council.		Neither footpath or public domain works have commenced.	Not triggered
Site Contamination				
B32	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Wentworth Point new High School Independent Environmental Audit March 2023	Closed-out during the previous audit	Not triggered
Site Levels				
B33	<p>Prior to the commencement of construction, plans must be provided to the certifier demonstrating that:</p> <p>(a)to the northeast and eastern boundaries, the school site levels are coordinated and consistent with the future eastern road design finished surface levels (as available at that time); and</p> <p>(b)to the southern boundary facing Burroway Road, all works including ramps and entries are to be flush with the existing public domain levels, unless otherwise agreed with Council in relation to a future public domain level.</p>	Wentworth Point new High School Independent Environmental Audit March 2023	Closed-out during the previous audit	Not triggered
Fire Safety and Registration of a Section 88B Instrument for Access				

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
B34	<p>Prior to the commencement of construction of any building (excluding fencing, drainage, remediation, footings, ground floor slab, retaining walls, bulk earth works or jump form for the lift shaft), an accredited fire engineer and BCA consultant must certify a performance solution for fire protection, access and egress requirements for the development and evidence must be provided to the satisfaction of the Planning Secretary detailing:</p> <p>(a)any performance solution adopted, including any required wording for any associated Section 88B Instrument (if required under condition B35) has been developed in consultation with Fire and Rescue NSW and is compliant with Section C, D and E of the BCA; and</p> <p>(b)discharge exit points for occupants to evacuate the site, access for fire brigade intervention/access to pump room and external hydrants, and building separation from fire source features.</p> <p><i>Note: Any consultation with NSW Fire Brigade must also have regard to the NSW's Fire Brigade's Fire Safety Guideline Access for Fire Brigade Vehicles and Firefighters (2019)</i></p>	Fire Engineering Report (FER) - Sydney Olympic Park High School dated 17/03/23 Final issue Report No. F20158_FER_05	An FER was prepared by Core Engineering Group in consultation with FRNSW, detailed in Appendix A of the Plan. The auditor was not qualified to make further assessment of the quality of the plan. Further assessment of the plan was beyond the scope of this audit.	Compliant
B35	<p>Prior to the commencement of construction of any building (excluding fencing, drainage, remediation, footings, ground floor slab, retaining walls, bulk earth works or jump form for the lift shaft), a Section 88B Instrument (under the Conveyancing Act 1919) must be prepared in terms to the satisfaction of the Planning Secretary and registered on the title of Lot 2 DP 1276305 (9 Burroway Road). The Section 88B Instrument must:</p> <p>(a)provide for an appropriate restriction on the use of the land (along the length of 7 Burroway Road's eastern site boundary) for uninterrupted fire safety, access and egress purposes;</p> <p>(b)name the Planning Secretary (or other party as directed by the Planning Secretary) as the prescribed authority</p> <p>(a)include provision that the Section 88B instrument can only be revoked, varied or modified with the consent of the named prescribed authority;</p> <p>(b)include provision for uninterrupted fire safety, access and egress with consideration to any future construction and development within 9 Burroway Road;</p> <p>(c)be appropriately sized to facilitate fire brigade intervention and ensure unhindered access and egress at all times that the school is operational; and</p> <p>(d)meet any reasonable requirements of Fire and Rescue NSW as specified during consultation undertaken in accordance with Condition B34.</p>	<p>Deed of Agreement to Grant Easement, TfNSW and Minister for Education and Early Learning</p> <p>Section 88B Instrument Plan of Easement over Lot 2 in DP 1276305</p>	<p>A Section 88B Instrument Plan of Easement over Lot 2 in DP 127630 has been prepared.</p> <p>The instrument was prepared by HWL Ebsworth Lawyers. The legal attributes of this instrument were not assessed as part of this audit.</p>	Compliant
B36	<p>The Section 88B Instrument required by Condition B35 may include:</p> <p>(a)provisions for extinguishment of the interest created by way of registration of the Section 88B Instrument required under condition B35 in circumstances where the future eastern road is dedicated as a public road and can be operationally used by the school for fire safety, access and egress purposes having regard to Sections C, D and E of the BCA.</p>	<p>Deed of Agreement to Grant Easement, TfNSW and Minister for Education and Early Learning</p> <p>Land Registry Services DP1289467 dated 31/3/23</p> <p>Land Registry ServicesDP1289467 reg dated 31/3/23</p>	<p>A Section 88B Instrument Plan of Easement over Lot 2 in DP 127630 has been prepared.</p> <p>The instrument was prepared by HWL Ebsworth Lawyers. The legal attributes of this instrument were not assessed as part of this audit.</p>	Compliant
B37	<p>Registration of a Section 88B Instrument as detailed in conditions B35 and B36 is not required where evidence is submitted to the Planning Secretary's satisfaction in accordance with condition B34, confirming that a performance solution has been certified:</p> <p>(a)that does not rely on or require access over any adjoining land, other than land currently dedicated as a public road; and</p> <p>(b)the performance solution is consistent with any requirements of Fire and Rescue NSW as specified during consultation undertaken in accordance with condition B34.</p>		A Section 88B Instrument Plan of Easement over Lot 2 in DP 127630 has been prepared.	Not triggered
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p>	Site inspection	A site notice(s) must be prominently displayed at the boundaries of the site. Refer to Photos 1 .	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
	<p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>			
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.	<p>Roberts Co. Integrated Management System Form, Elevated work platform (pre-use acceptance checklist)</p> <p>Sighted record for Plant ID No 009 for a forklift and telehandler. Reviewed 12/7/23.</p>	All plant items arriving on site are assessed via a pre-commencement checklist which includes the requirement for service and maintenance records.	Compliant
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Wentworth Point new high school Complaints Register Last updated 04 August 2023.</p> <p>Interview</p>	<p>The Contractor controls access to the site between 7am - 6pm Monday to Friday. The site remains closed on Saturdays.</p> <p>One non-compliant event was recorded by the project. On the weekend of 15-16 July 2023 workers attended site to undertake critical high-risk work to the temporary structure (jump-form) around the northern lift shaft and make the site safe again for works to continue on Monday morning. Removal of jump-forms require large exclusion zones on site which have a significant impact on other works so take place on Saturdays. The work was not complete Saturday so continued Sunday. This was unexpected and we were unable to notify in advance. A retrospective notice and apology to residents (in accordance with Condition C6) was issued for the works and notice of upcoming weekend works to remove the second jump form.</p> <p>SINSW confirmed they will continue to notify unexpected works ahead of time or as soon as practical after. On this basis, no corrective action was recommended by this audit.</p>	Non-compliant
C4	<p>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:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>		No work has been undertaken in the shoulder periods.	Not triggered
C5	<p>Construction activities may be undertaken outside of the hours in condition C3 and C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	Wentworth Point new High School Works Notification 9 May 2023	After hours delivery of a tower crane was scheduled for the weekend 20 May 2023- 21 May 2023. A works notice was issued to DPE for the potential erection work on 21 May 2023, albeit, was completed on the Saturday, hence Sunday works were not required, not triggered.	Not triggered

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
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.	XXXX Interview	Regarding the event on the 15-16 July 2023 described under condition C3, the project	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	No rock breaking, rock hammering, sheet piling, pile driving or similar has 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).	Table A2: CEMP Conformance table	Compliance with the CEMP and supporting sub-plans was assessed by this audits and recorded in Table C2. Refer to table C2. In broad terms, the compliance statement of each plan / subplans was assessed as follow: CEMP Construction Traffic and Pedestrian Management Plan Noise and Vibration Management Plan Construction Waste Management Plan Air Quality Management Plan Construction Soil and Water Management Plan	Compliant Compliant Compliant Compliant Compliant Compliant
Construction Traffic				
C9	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, or the adjoining site (subject to landowner approval) except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site interview	RobertsCo undertake a Crane board/delivery meeting each day to coordinate unloading and deliveries. A concrete haul road to the western and central portions of the site has also been established to provided multiple waiting areas for delivery vehicles within the site boundary. No evidence of queuing was observed at the time of the audit. No complaints have been received regarding queuing.	Compliant
Hoarding				
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.	Site inspection	No third party advertising or graffiti was observed at the time of the inspection.	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.	Parramatta City Council (PCC), Temporary Road and Footpath occupancy permit. Ref TRO/438/2023 dated 22 June 2023.	RobertsCo obtained a permit form PCC to obstruct the footpath on Burroway Road, adjacent to the site. The permit must be renewed on a fortnightly basis. The permit was current at the time of the site inspection.	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site inspection Implementation of the CNVMP NDY Construction Noise and Vibration Monitoring Report, Mar 2023 NDY Construction Noise and Vibration Monitoring Report, May 2023	Section 6 of the NVMP does not require noise monitoring for the project except in the event of a noise complaint. There have been no noise complaints attributable to construction at the site. Notwithstanding, RobertsCo have undertaken real-time noise monitoring on its boundary with the neighbouring primary school. A sample of monitoring reports for March 2023 and May 2023 have confirmed that the noise levels were within the NSW Interim Construction Noise Guideline with the exception of a number of exceedances that primarily occurred during school lunch time hours (attributable to school children in the playground). None of the exceedances were recorded during teaching hours. As the site has moved away from heavy civil works and transitioned into construction of the superstructure, which is inherently less noisy, the real-time noise monitoring has ceased. The project advised that future noise monitoring will be limited to a response to a complaint, in accordance with the CNVMP.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
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.	Refer to C3	Works were not undertaken in stages.	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	All equipment on site belongs contractors or hire vehicles. RobertsCo advised it is not practicable to require all suppliers to convert plant to quackers. The site has not received any complaint regarding noise for sensitive receivers.	Compliant
Vibration Criteria				
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).	CNVMP	Section 7 of the CNVMP states <i>"Due to the construction types proposed and average distances between the works and receivers, we do not anticipate any significant vibration effects with regards to DIN 4150-3 compliance for the protection of building structures. The most intensive activity is expected to be the piling works."</i>	Not triggered
C16	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	Vibration monitors have been installed. RobertsCo note that the works are more than 30m from any residential building. The closest residential tower is approximately 42m from the proposed compaction areas.	Not triggered
C17	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 B16 of this consent.	CNVMP	No additional vibration criteria is identified in the CNVMP.	Not triggered
Tree Protection				
C18	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;	Site inspection	As per TreeIQ AIA OPHS Rev F 27.08.21 reduced stipulates no street trees have been trimmed or removed.	Not triggered
	(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with AS 4970:2009 (Protection of Trees on Development Sites) and under the supervision of a qualified arborist. Any street tree, which is damaged or removed during construction due to an emergency, or as otherwise approved by Council, must be replaced, to the satisfaction of Council; and	Site inspection	Trees on the footpath were not within an area of potential impact with vehicles. They were located behind an traffic calming island. Refer to Photo 3.	Not triggered
	(c) 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.	Site inspection	Trees on the footpath were not within an area of potential impact with vehicles. They were located behind an traffic calming island. Refer to Photo 3.	Not triggered
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection	During the site inspection, there was no windblown dust evident as the conditions were clam.	Compliant
C20	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection	The following dust controls were observed on site: - rumble grid for wheel wash (Photo 4) - progressive sealing of active portions of the site with concrete (Photos 2 and 3) - Site personnel advise that all vehicles leaving the site are covered as per traffic regulations. - the whole site was active so there was no opportunity to rehabilitate sections of the site to reduce dust. - Site personnel also advised that regular street sweeping is undertaken of internal and external roads when required.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
Imported Fill				
C21	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.	Site interview	There has been no imported fill on to the site.	Not triggered
Disposal of seepage and stormwater				
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Interview Soil and Water Management Plan ESCP Site inspection	<p>The site's stormwater was being managed in accordance with the Soil and Water Management Plan and an updated Erosion and Sediment Control Plan. The following dust controls were observed on site:</p> <ul style="list-style-type: none"> - rumble grid for wheel wash (Photo 4) - progressive sealing of active portions of the site with concrete (Photos 2&3) - maintenance of the access/egress point onto Burroway Road (Photos 6&7) - large capacity stormwater channel and sediment sump (Photos 8 to 10) <p>There is opportunity to improve stormwater controls along the northern boundary of the site where there are limited controls to prevent stormwater runoff from entering the site and stormwater runoff from exiting the site. It is noted that this is not a pollution concern as any runoff from the site enters a disturbed site (Landcom).</p> <p>OBSERVATION OF CONCERN WPHS-02/Obs-04: Stormwater controls along the northern boundary of the site do not:</p> <ul style="list-style-type: none"> - prevent stormwater runoff from upgradient areas from entering the site (Photo 11) - prevent stormwater runoff, potentially sediment laden, from leaving the site (Photo 12). 	Compliant
Observation of concern				
C23	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.	Sighted induction package	The site induction package addressed Emergency management	Compliant
Stormwater Management System				
C24	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 Amendment Report; (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;	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant and closed out by the previous by IEA 1, dated March 2023.	Compliant
Aboriginal Heritage				
C25	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants and dated 27 August 2021.	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant and closed out by the previous by IEA 1, dated March 2023.	Compliant
No Obstruction of Public Way				
C26	All waste generated during construction must be secured and maintained within designated waste storage areas or the adjoining site (subject to landowner approval) at all times and must not leave the site onto neighbouring public or private properties.	Site inspection	Wastes generated on site are stored in comingled skip bins. Bingo take the bins for processing.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
C27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Wentworth Point new High School Independent Environmental Audit March 2023 Mainland Civil Cartage Export Tracking Summary - Fill Material	The project confirmed that disposal of contaminated waste had ceased prior to this audit period. Waste classification assessment was addressed in the previous audit. For this audit period, the Mainland Civil Cartage Export Tracking Summary - Fill Material register maintained records of wastes from the site including their classifications.	Compliant
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection	Waste concrete and rinse water was observed in plastic skips for disposal. A minor quantity of waste concrete was observed on the ground but site personnel advised that the material will be cleaned up (Photo 14).	Compliant
C29	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.	Bingo Industries Monthly waste report Djurwa Pty Ltd - Roberts Co Wentworth Point Site Mainland Civil Cartage Export Tracking Summary - Fill Material	The Bingo Monthly report for waste disposal identifies recyclable materials and landfilled materials. For January 2023 to June 2023, it reported that 92.76% of wastes, by weight, were recycled. The Mainland Civil Cartage Export Tracking Summary - records waste quantities, classifications, disposal facility, and date.	Compliant
C30	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.	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant by the previous by IEA 1, dated March 2023. As an update, the draft validation report sighted during the previous audit had not been finalised. Based on the information available at the time of the draft validation report and subject to the findings of the site auditor, this condition is deemed compliant.	Compliant
Lighting				
C31	The Applicant must ensure that all external lighting is constructed, operated and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site interview	RobertsCo have advised this is ongoing. External lighting will be designed in accordance with all relevant requirements.	Not triggered
Site Contamination				
C32	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: ...	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant by the previous by IEA 1, dated March 2023. As an update, the draft validation report sighted during the previous audit had not been finalised. Based on the information available at the time of the draft validation report and subject to the findings of the site auditor, this condition is deemed compliant.	Compliant
C33	Remediation of the site must be carried out in accordance with Remedial Action Plan Addendum, dated 1 March 2022 and prepared by Geosyntec (and any variations to the approved by an NSW EPA-accredited Site Auditor as required by condition B32.	Wentworth Point new High School Independent Environmental Audit March 2023	This requirement was deemed compliant by the previous by IEA 1, dated March 2023. As an update, the draft validation report sighted during the previous audit had not been finalised. Based on the information available at the time of the draft validation report and subject to the findings of the site auditor, this condition is deemed compliant.	Compliant
C34	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	L0002 Interim Audit advice (0503-2109-002) - SOPhS Wentworth Point dated 27/02/2022. Geosyntec Consultants 21067 RAP addendum 1 March 2022	Works were not undertaken in stages.	Not triggered
C35	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	L0002 Interim Audit advice (0503-2109-002) - SOPhS Wentworth Point dated 27/02/2022. Geosyntec Consultants 21067 RAP addendum 1 March 2022 Geosyntec Consultants " Draft Validation Report - Sydney Olympic Park High School" dated 19 December 2022	Refer to CoA C32 and C33	Compliant
Independent Environmental Audit				
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Refer to body of the main report	This audit report represents the second independent audit for the project. This audit was undertaken within 26 weeks of commencement of the initial IEA and consistent with the requirements of the Independent Audit Post Approval Requirements.	Compliant
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE letter to Schools Infrastructure dated 16 January 2023	DPE approved the nominated auditor to conduct the audit. Refer to main report.	Compliant

Approval Condition (ID)	Requirement	Evidence to be collected	Response/Findings/Recommendations	Compliance Status
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.		The Secretary has made no request to undertake an audit at a time or frequency different to the audit guideline.	Not triggered
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent, or condition C38 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	NSW Education, School Infrastructure letter dated 29/3/23 - Sydney Olympic park new high school (Wentworth Point) SSD 11802230: Submission of Independent Environmental Audit report and response in accordance with Conditions C39 and C40.	The inspection for the initial audit report was undertaken on 8/2/23. The final report for the initial IEA together with the proponent's response was submitted to DPE on 29/3/23, within 2 months of the site inspection, in accordance with Independent Audit Post Approval Requirements.	Compliant
C40	Independent Audit Reports and the applicant/proponent'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.	NSW Education, School Infrastructure letter dated 29/3/23 - Sydney Olympic park new high school (Wentworth Point) SSD 11802230: Submission of Independent Environmental Audit report and response in accordance with Conditions C39 and C40.	The inspection for the initial audit report was undertaken on 8/2/23. The final report for the initial IEA together with the proponent's response was submitted to DPE on 29/3/23, within 2 months of the site inspection, in accordance with Independent Audit Post Approval Requirements.	Compliant
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		No request has been made to cease operational audits.	Not triggered
Operational Readiness Work				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (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.		The site is not at the operational readiness stage.	Not triggered
C43	Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements: (a) no more than 15 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.		The site is not at the operational readiness stage.	Not triggered
PART D PRIOR TO COMMENCEMENT OF OPERATION			Beyond the scope of this audit	Not triggered



APPENDIX D – AGENCY CONSULTATION

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

From: [Damien Smith](#)
To: [Maurice Pignatelli](#)
Subject: RE: SSD 11802230 Sydney Olympic Park new high school - Independent Audit #2
Date: Monday, 24 July 2023 11:29:49 AM

Good Morning Maurice,

Thank you for your email and apologies for the delay. There were no specific areas of concern for the audit scope from NSW Planning.

Please let me know if you have any questions.

Best Regards

Damien Smith
Senior Compliance Officer – Government Projects

Planning & Assessment | Department of Planning and Environment
T 02 9995 6289 | **M** 0403 291 191 | **E** damien.smith@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please direct all email correspondence to compliance@planning.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: Maurice Pignatelli <maurice@optimenv.com.au>
Sent: Saturday, 22 July 2023 1:46 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: 'Marco Amorelli' <Marco.Amorelli@au.ey.com>; Smith, Alistair <alistair.smith@atkinsglobal.com>
Subject: RE: SSD 11802230 Sydney Olympic Park new high school - Independent Audit #2

Hi Damien

A quick reminder to see whether you had any comments in relation to the scope for the new Wentworth HS second audit, as requested below. The audit has gone well with no material areas of concern, and I thought I would close out my correspondence with you before I finalised the report.

Kind regards
Maurice

Maurice Pignatelli
Director
Certified Lead Environmental Auditor

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W: www.optimenv.com.au

OptimE Pty Ltd
Optimising Environmental Assurance



From: Maurice Pignatelli
Sent: Thursday, June 29, 2023 10:05 AM
To: 'compliance@planning.nsw.gov.au' <compliance@planning.nsw.gov.au>
Cc: 'Marco Amorelli' <Marco.Amorelli@au.ey.com>; alistair.smith@atkinsglobal.com
Subject: SSD 11802230 Sydney Olympic Park new high school - Independent Audit #2

Attention: Damien Smith

Hi Damien

Further to our brief discussion this morning, as the approved lead auditor for SSD 11802230 Sydney Olympic Park new high school - Independent Audit, I write to advise that the audit interview for the above development is proposed to be conducted on Monday 3/7/23. The audit will be conducted in accordance with the Auditor Guideline, Independent Audit Post approval requirements, May 2020. I also seek to consult with the Department, as required by Section 3.2 of the guideline, specifically in relation to:

- Any particular area of focus for the audit
- Any consultation with agencies deemed necessary by the Department.

Feedback from the Department prior to 7/7/23 would be greatly appreciated. Any focus areas that DPE may raise, can addressed in follow up interviews with the proponent, as required.

By way of background:

- Following my consultation with DPE prior to Audit #1, I note that you had no specific areas of focus for the audit scope or other agency consultation requirements.
- Regarding the findings of the previous audit, overall the project demonstrated a high level of compliance with only two key issues:
 - The conditions of consent require the CEMP (including supporting plans) to be

submitted to the Certifier for approval. The plans were submitted to the Certifier however the CEMP was not approved. The Certifier advised that he was not qualified to approve the CEMP. This gap in the approval process for the CEMP led to avoidable omissions in the sub-plans, when compared to their respective conditions.

- In the case of the Construction Soil and Water Management sub-plan, only a limited Erosion and Sediment Control Plan was prepared, resulting in inadequate controls on site.

Kind regards

Maurice Pignatelli
Director
Certified Lead Environmental Auditor

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OptimE Pty Ltd
Optimising Environmental Assurance





APPENDIX E – INDEPENDENT AUDIT DECLARATION FORM

SSD-11802230	Independent Environmental Audit – Wentworth Point High School	25/08/2023
55211240	School Infrastructure NSW	Rev 0

Appendix D – Declaration of Independence Form Template

Declaration of Independence - Auditor

Project Name:	<i>Sydney Olympic Park High School (SOPHS)</i>
Consent Number:	<i>SSD-11802230</i>
Description of Project:	<i>Construction and operation of a new high school</i>
Project Address:	<i>Lot 1 DP 1276305, 7 Burroway Road, Wentworth Point</i>
Proponent:	<i>Department of Education</i>
Date:	<i>12 December 2022</i>

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse¹, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an

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

Name of Auditor:	<i>Maurice Pignatelli</i>
Qualification:	<i>BE(Civil). MEng.Sc. Exemplar Global Lead Environmental Auditor</i>
Company:	<i>OptimE Pty Ltd</i>
Signature:	



Note 1:

My spouse has been an employee of the Department of Education for over 30 years. She is currently the Director of the School Leadership Institute, within the Department. She has had no involvement in any aspects of this project and will not have future involvement of any aspects of its delivery or operation.